

Riviera Plaza Retail/Storage Space 5332 Calgary Trail, Edmonton, AB



1,462 - 3,518 SF Retail/Storage Space

Property Highlights

- Outstanding Calgary Trail South exposure
- Signage opportunities available
- Within close proximity to numerous amenities
- Ample surface parking at no additional cost
- Fibre optics available
- Mixture of Retail and Storage Space



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Property Details

Lease Areas: 1,461 SF - 3,518 SF

Lease Rate: Market

Operating Costs \$9.89 per SF plus janitorial

(Includes Utilities): (est. 2021)

| Tenant Improvement | Negotiable |
|--------------------|--|
| Allowance: | |
| Parking: | Ample surface parking at no additional |
| | charge |
| Signage: | Great opportunity available |

Aerial



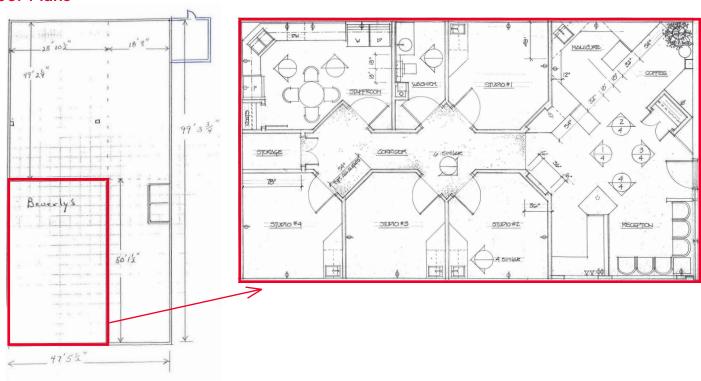
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Floor Plans



Property Photos



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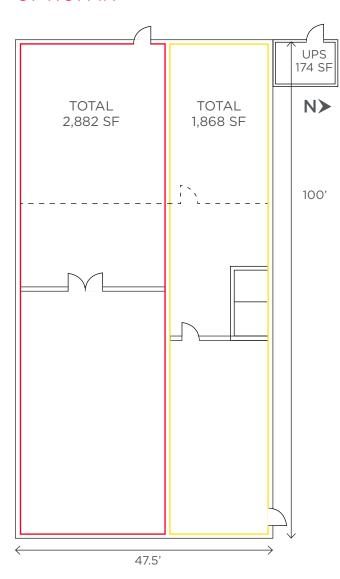
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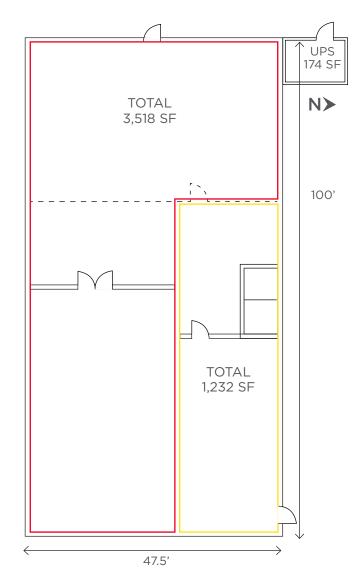
OPTION #1



- Option 1
- Beverlys + rear space 2,882 SF
- Cathton area 1,868 SF

Total area 4,750 SF (excluding UPS)

OPTION #2



- Option 2
- Beverlys + rear space 3,518 SF
- Cathton area 1,232 SF

Total area 4,750 SF (excluding UPS)

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