

FOR LEASE

33 TRA **RETAIL BAY**

22A Muir Drive, St. Albert, AB

DIRECT EXPOSURE TO ST. ALBERT TRAIL

SMALL BAY RETAIL OPPURTUNITY

Mac & PC Repair iPhone & iPad Repair

Apple Device Sales

PROPERTY HIGHLIGHTS

- Opportunity to lease a high exposure retail bay within St. Albert.
- Direct exposure to St. Albert Trail (45,343 vehicles per day)

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CLAIR AUTO REPAIR

Flexible zoning allowing for a variety of users

PROPERTY DETAILS

Municipal Address:	22A Muir Drive, St. Albert, AB
Legal Description:	Plan G, Block 7, Lots 64 & 65
Zoning:	CC (Corridor Commercial)
Neighbourhood:	St. Albert
Building Type:	Retail Strip Centre

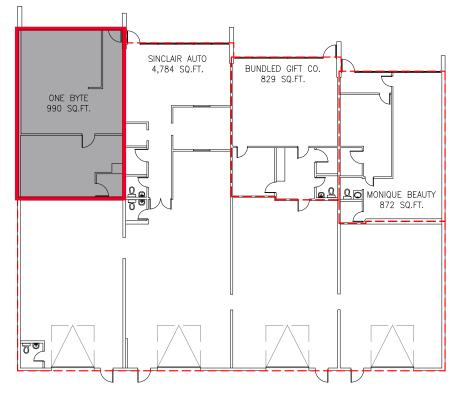
Doug Rae Partner 780 429 9397

Kennedy Munro Associate 780 670 3042 doug.rae@cwedm.com kennedy.munro@cwedm.com Available Size: 990 SF Year Built: 1971 Lease Rate: \$22.00 per SF **Operating Cost:** твс December 2023 Availability:

> **CUSHMAN & WAKEFIELD** Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

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FLOOR PLAN



AERIAL

