

FOR SALE/LEASE

ST. ALBERT TRAIL FLEX WAREHOUSE

13461 St. Albert Trail NW, Edmonton, AB

HIGH EXPOSURE RETAIL/INDUSTRIAL WAREHOUSE



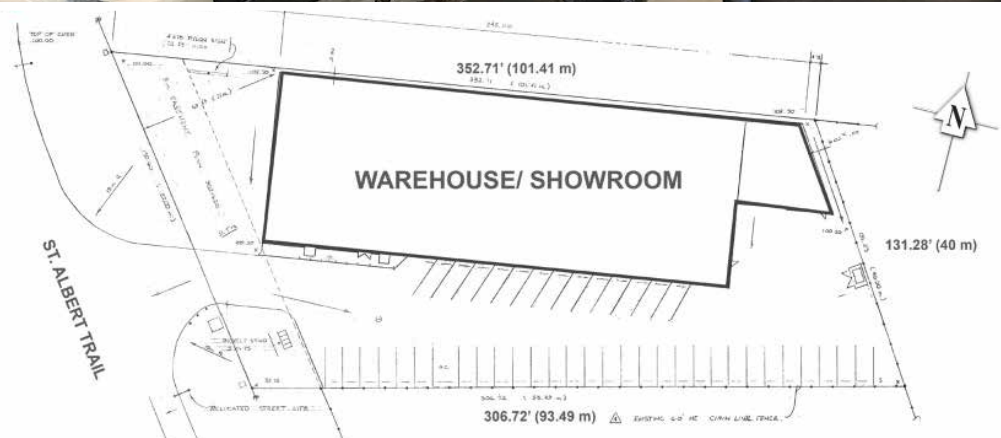
CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Seif Jiwaji
Senior Associate
780 905 7143
seif.jiwaji@cwedm.com

Ian Stuart
Associate
780 242 9992
ian.stuart@cwedm.com

THE OPPORTUNITY

- Flexible IB Zoning
- Located on major arterial St. Albert Trail in Edmonton's NW district
- Traffic counts in excess of 36,200 vehicles per day
- Adjacent to prominent retail Christy's Corner, Cineplex Cinemas and Bluebird Self storage
- One grade loading door $\pm 12'$
- Central Heating and air conditioned HVAC
- Sale Price: \$4,350,000.00
- Lease Rate: Market
- $\pm 19,080$ SF building on ± 1.01 acre site



ADDITIONAL PHOTOS





ANTHONY HENDAY DRIVE

HOLY CROSS CEMETERY



CHRISTY'S CORNER



ST. ALBERT TRAIL

TOYOTA

137 AVENUE

SITE

CUSHMAN & WAKEFIELD
Edmonton

Seif Jiwaji
Senior Associate
780 905 7143
seif.jiwaji@cwedm.com

Ian Stuart
Associate
780 242 9992
ian.stuart@cwedm.com