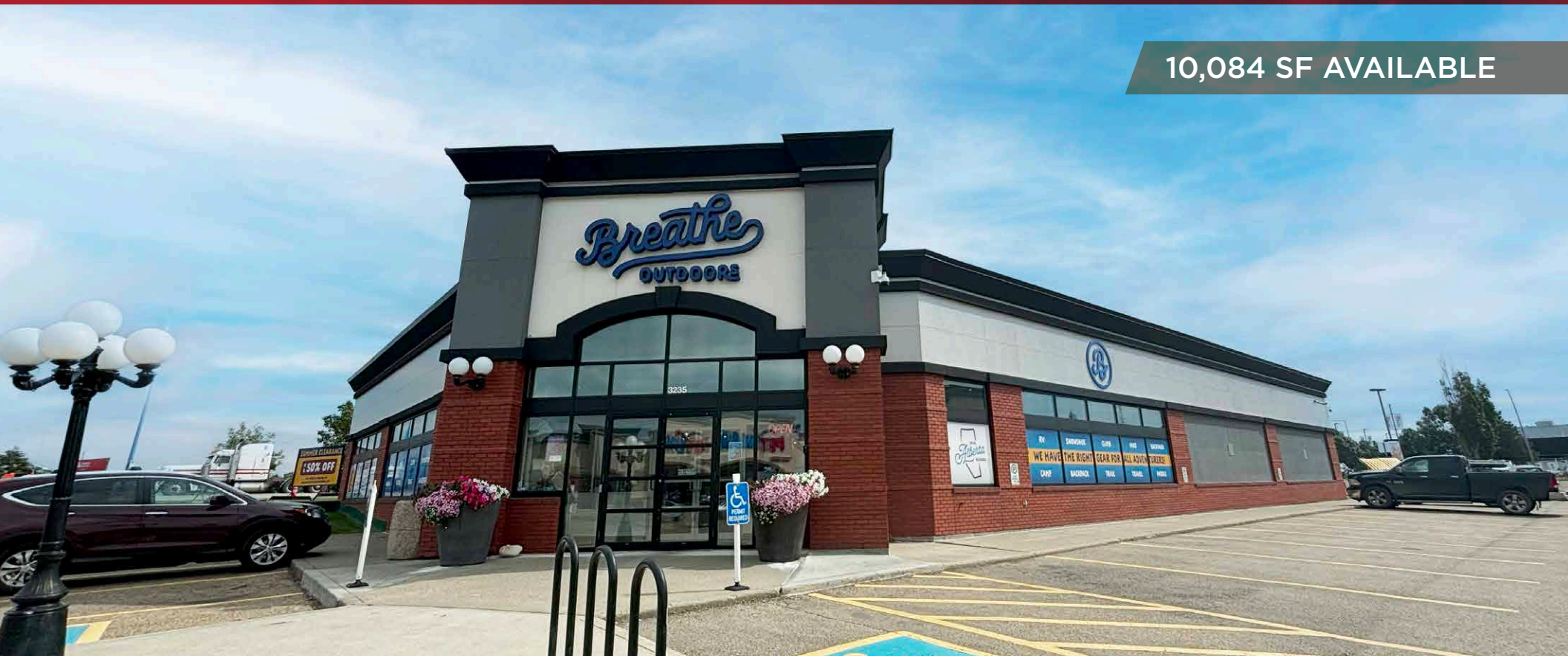


FOR SUBLEASE
**HIGH EXPOSURE
LOCATION**

3235 Calgary Trail, Edmonton, AB
FREESTANDING BUILDING OPPORTUNITY



10,084 SF AVAILABLE



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

Brett Killips
Partner
780 702 2948
brett.killips@cwedm.com

Cody Miner, B.COMM.
Sales Assistant
780 702 2982
cody.miner@cwedm.com

THE OPPORTUNITY

- Freestanding building with excellent exposure to Calgary Trail and Gateway Boulevard
- Sublease term expires on January 31, 2028
- Grade loading available
- Ample parking
- Building Size $\pm 10,084$ SF

IDEAL FOR

Various retail store uses:



Grocery



Dollar Store



Medical

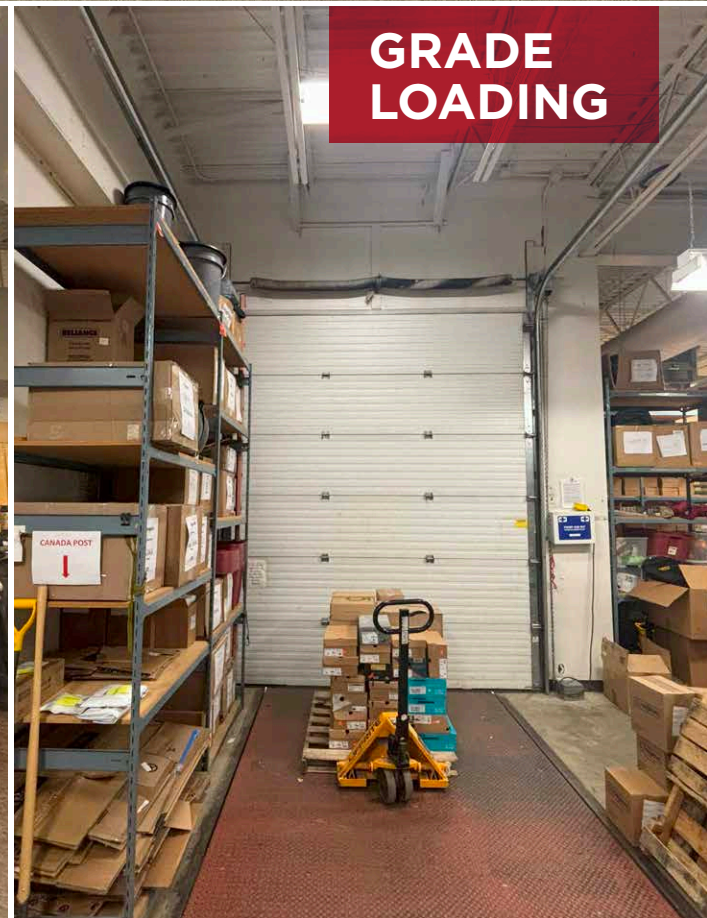
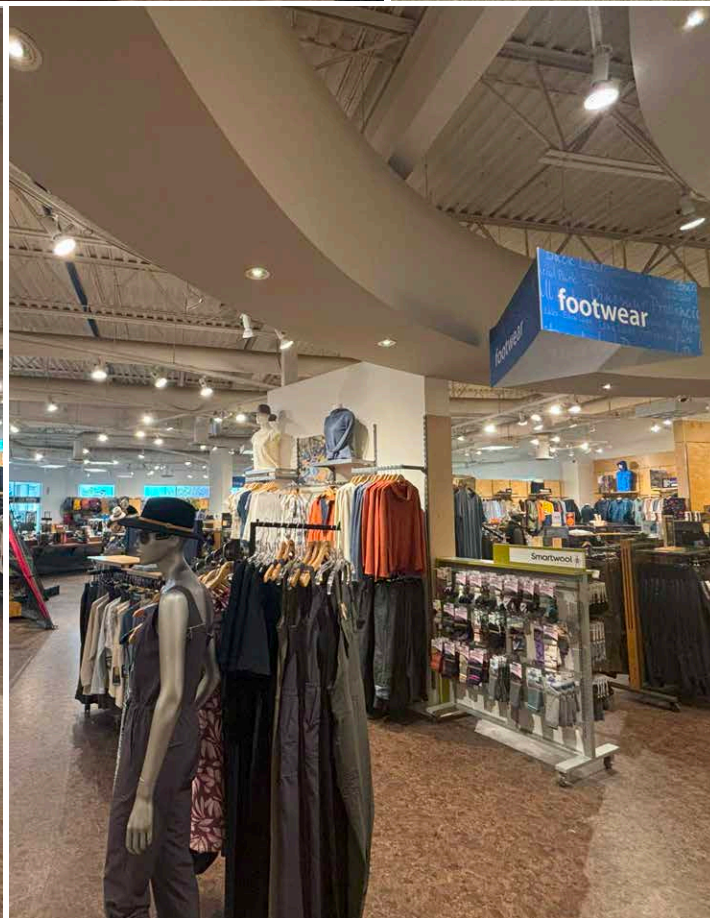




**INTERIOR
SHOWROOM**

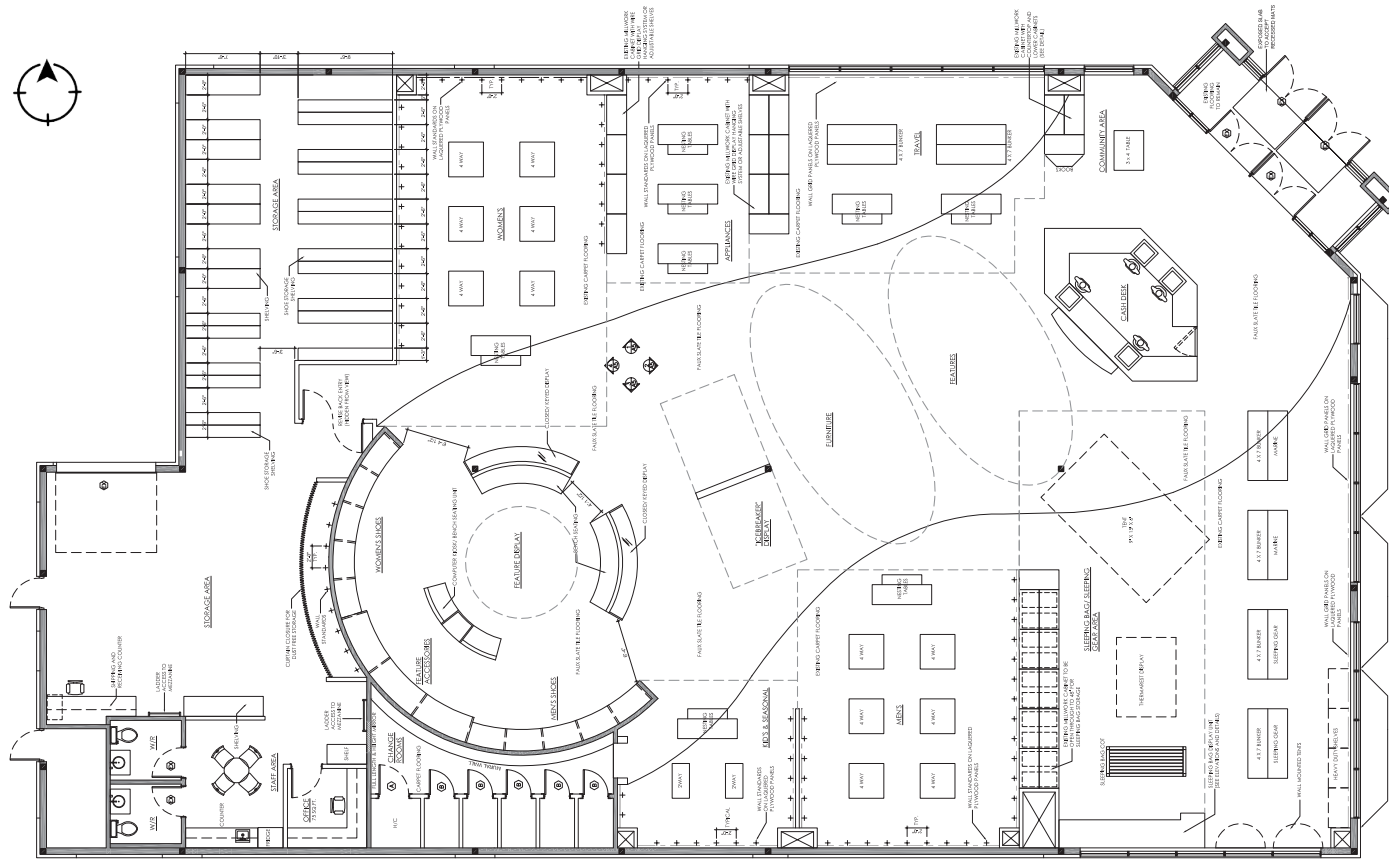


EXTERIOR



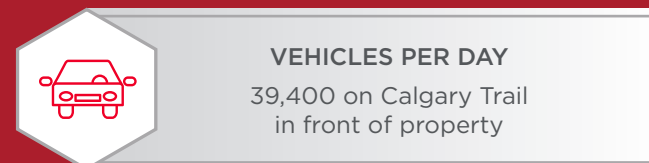
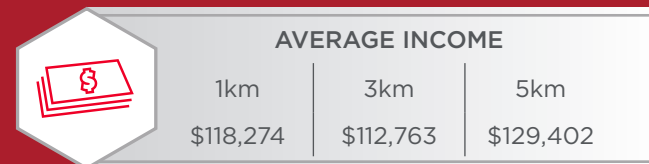
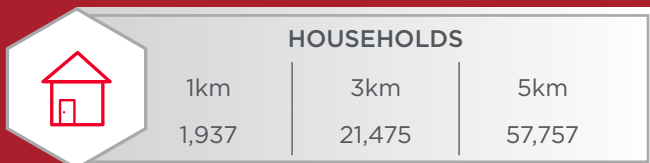
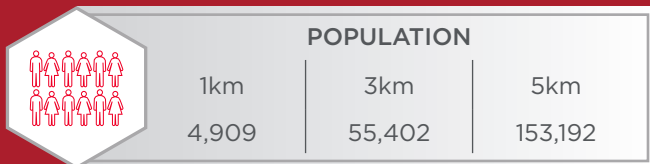
**GRADE
LOADING**

APPROXIMATE LAYOUT



* Please note:
Furniture and
Fixtures and
Merchandise in
the Premises are
not included.

DEMOGRAPHICS





WHITEMUD DRIVE (87,000VPD)

CALGARY TRAIL (39,700 VPD)

GATEWAY BLVD. (39,400 VPD)

34 AVENUE (23,600 VPD)

- LAI FITNESS
- Walmart
- TOYS R US
- MART
- T&T Supermarket
- HARVEYS
- TACO BELL
- Arbys
- planet fitness
- save on foods
- PET SMART
- Chapters
- Tim Hortons
- KIA



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