FOR SUBLEASE SUBLEASE OPPORTUNITY 3235 Calgary Trail, Edmonton, AB





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THE OPPORTUNITY

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

IDEAL FOR

Various retail store uses:



Fitness



Dollar Store

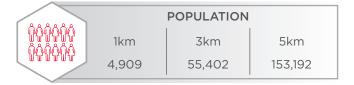


Medical





DEMOGRAPHICS





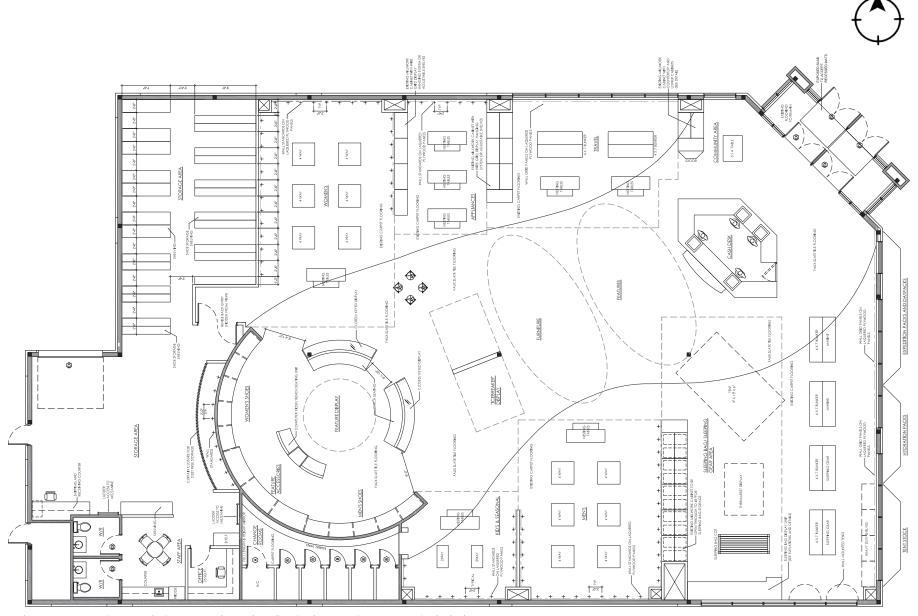




VEHICLES PER DAY

39,400 on Calgary Trail in front of property

APPROXIMATE LAYOUT



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





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