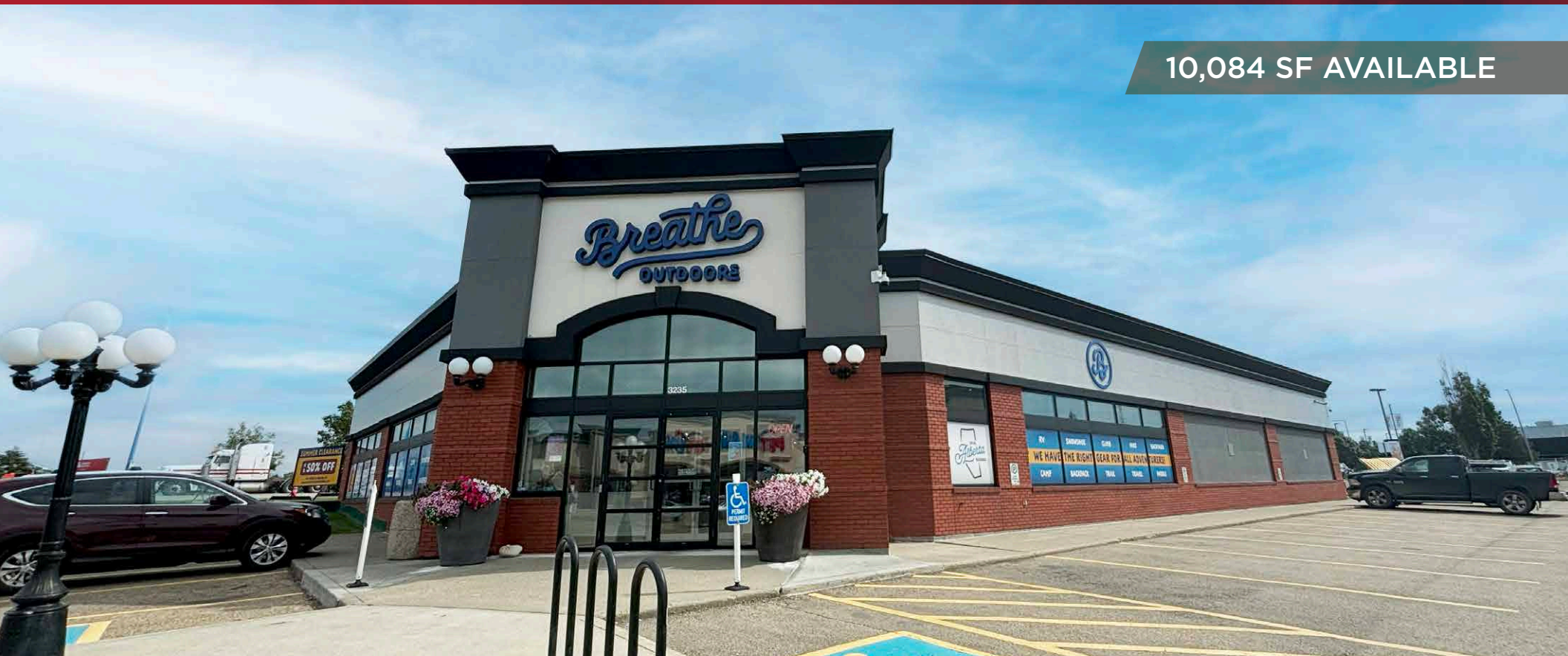


FOR SUBLEASE HIGH EXPOSURE LOCATION

3235 Calgary Trail, Edmonton, AB
FREESTANDING BUILDING OPPORTUNITY



10,084 SF AVAILABLE



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Edmonton
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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**

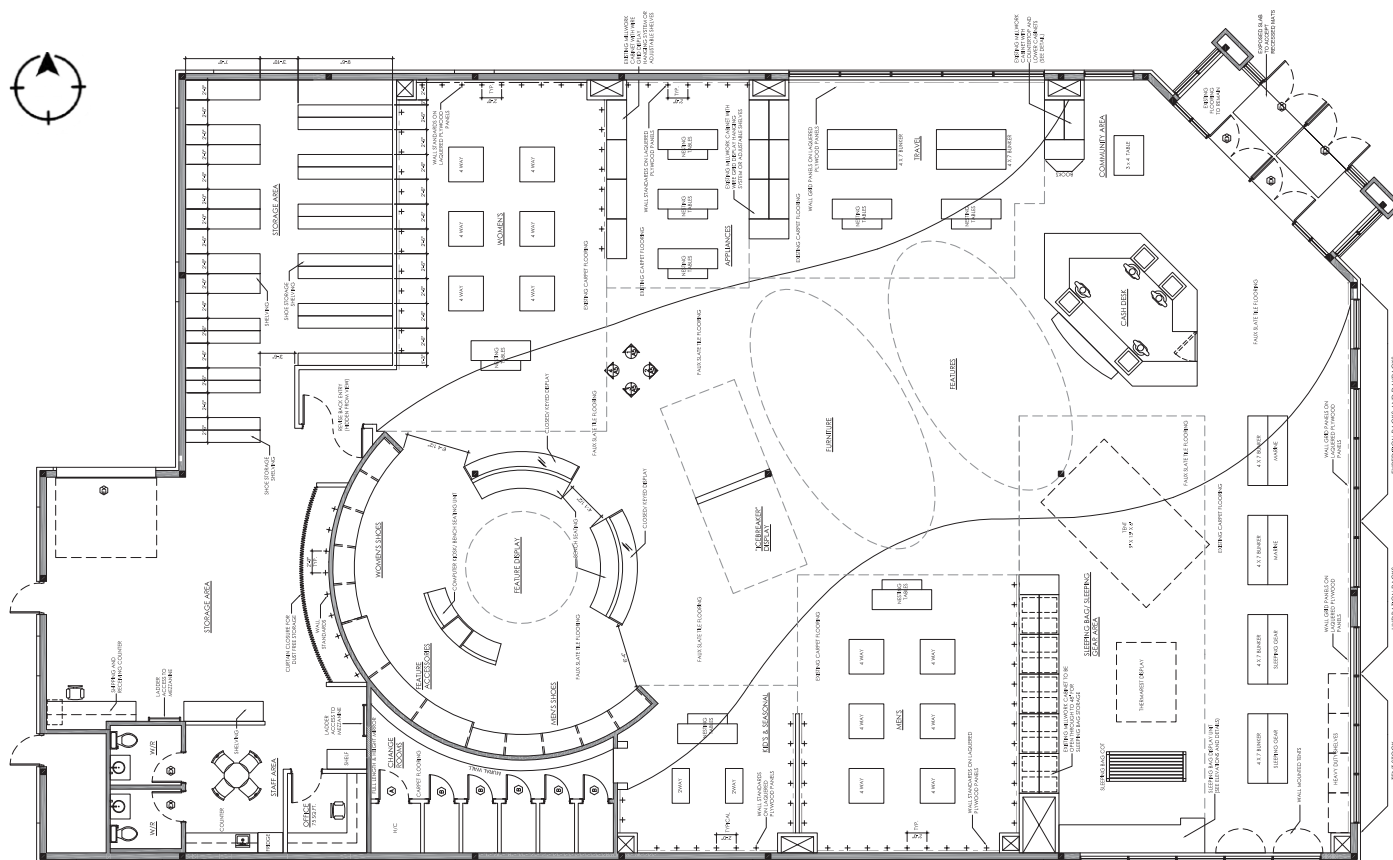


EXTERIOR



**GRADE
LOADING**

APPROXIMATE LAYOUT



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

DEMOGRAPHICS

