

PROPERTY HIGHLIGHTS

Prime Location: Strategically situated in a high-traffic area (accessed by both Yellowhead and St. Albert Trail) with excellent visibility and accessibility, ensuring maximum exposure for tenants.

Versatile Space: Flexible layout and ample square footage suitable for a variety of retail and industrial uses, accommodating different business needs.

Customizable Design: Opportunity for tenants to customize the space according to their branding and operational requirements, fostering a unique and tailored environment.

Parking Availability: Ample on-site parking for both customers and employees, ensuring convenience and ease of access.

Established Surroundings: Located in a thriving commercial district with a mix of complementary



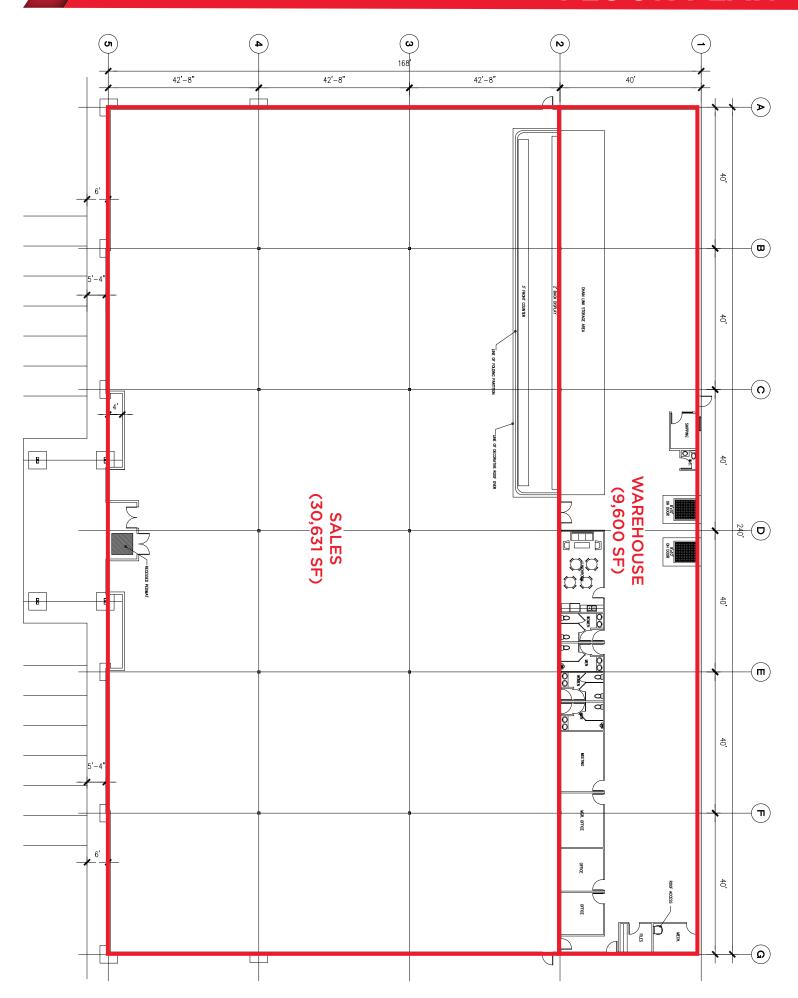








FLOOR PLAN









POPULATION

1 KM	3 KM	5 KM
4,676	43,240	121,409



HOUSEHOLDS

1 KM	3 KM	5 KM
1,652	16,511	59,924



AVERAGE INCOME

1 KM	3 KM	5 KM
\$117.462	\$104.197	\$107.333



VEHICLES PER DAY

41,200 VPD on St. Albert Trail NW 72,000 Yellowhead Trail Highway

> **Chris Sieben** Partner 780 720 0227 chris.sieben@cwedm.com

POTENTIAL USES



Indoor Sales & Service



Indoor Entertainment



Community Service



Office





Custom Manufacturing



Health Care Facility



And Many More..

Stefanie Orsini

Senior Associate 780 701 3290 stefanie.orsini@cwedm.com

Karina Lopez Senior Associate

780 429 9393 karina.lopez@cwedm.com **Kennedy Munro**

Associate 780 670 3042 kennedy.munro@cwedm.com