



Only 1 Retail Unit Remaining

EPC SOUTH TRAIL PLAZA

Ves

4420 Calgary Trail NW, Edmonton, AB

1,076 SF Available Immediately

Cushman & Wakefield Edmonton Suite 2700, TD Tower 10088 102 Avenue Edmonton, AB T5J 2Z1 cwedm.com

Devan Ramage Associate 780 702 9479 devan.ramage@cwedm.com gary.k

Gary Killips Partner 780 917 8332 gary.killips@cwedm.com

Cody Miner Sales Assistant 780 702 2982 cody.miner@cwedm.com 11116

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THE PROPERTY

BUILDING A

1,076 SF AVAILABLE

KITENS MITENS URTER

REV

 Retail Shopping Centre strategically located along Calgary Trail.

• Come join a wide variety of Tenants/ Retailers including: Syphay Restaurant, Red Swan Pizza, Pharmasave, Zia Salon & Spa, Les Moulins La Fayette, The Biryani Box and many others!

- Easy access from Calgary Trail which sees and average of 37,300 vehicles per day.
 - High exposure signage opportunities available.
 - DC2 Zoning allows for a large variety of uses.
 - Lease Rate: Market

•Estimated Operating Costs (2024): \$20.00/SF A PORTUDAL OUS A PORTUDAL OUS

BUILDING B

PROPERTY DETAILS

MUNICIPAL ADDRESS 4420 Calgary Trail, Edmonton, AB

ZONING DC2 - Site Specific Development Control Provision (DC2 (139))

BUILT 2019

DEMOGRAPHICS

888888	POPULATION		
	1km	3km	5km
บังบังบัง	6,269	52,286	149,963
	HOUSEHOLDS		
	1km	3km	5km
	2,703	20,719	62,004
	AVERAGE INCOME		
B	1km	3km	5km
	\$83,792	\$85,098	\$85,084



VEHICLES PER DAY 37,300 on Calgary Trail NW 34,500 on Gateway Blvd







1 8 0.5 89 14



Travelodge

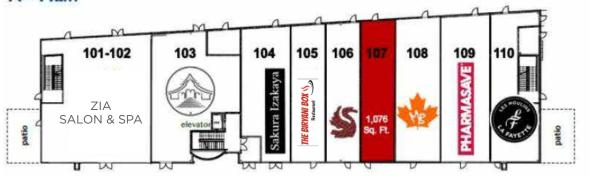


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Holiday Inn

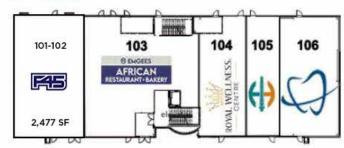
SITE PLAN







B - Main



B - Second





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