

FOR LEASE

PRIME CENTRAL LOCATION

RESTAURANT/RETAIL/MEDICAL



Highlights ...

- ✓ New state of the art concrete construction, high efficiency building
- ✓ Proposed restaurant drawing, design options and materials available for new Restaurant Tenants
- ✓ Below market operating costs, including in floor heat and heated exterior sidewalks
- ✓ Excellent opportunity on high exposure Edmonton Trail NE within Vibrant Bridgeland
- ✓ Prime Restaurant / Retail / Financial / Medical space, up to 5,275 sq. ft. available
- ✓ Space can be demised into 1,760 or 3,515 sq. ft. units or combined
- ✓ Mixed use building, main floor retail with 2nd floor residential units
- ✓ High vehicle, pedestrian and signage exposure
- ✓ Dense residential central location close proximity to area amenities and transportation corridors
- ✓ Underground and surface parking available

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Industrial, Retail, Investment Sales & Leasing

F O R L E A S E

R E S T A U R A N T / R E T A I L

ADDRESS:	65 Edmonton Trail NE
AVAILABLE SPACE:	Unit A , 2506 sq. ft. main floor plus 1,009 sq. ft. mezzanine for a total rentable area of 3,515 sq. ft. currently undeveloped, designed to accommodate restaurant use. Unit B 1,275 sq. ft. main floor plus 485 sq. ft. mezzanine for a total rentable Area of 1,760 sq. ft. currently undeveloped can accommodate restaurant use. Both units could be combined for a total main floor of 3,781 sq. ft. plus mezzanine area of 1,494 sq. ft. for a total rentable area of 5,275 sq. ft.
AGE:	New Construction completed 2024
ZONING:	C-COR2 Commercial Corridor 2
LEASE TERM:	5 - 10 Years
OPTION TO RENEW:	Negotiable
MINIMUM RENT:	Starting at \$35.00 per sq. ft, per Annum, with escalations
ADDITIONAL RENT:	Estimated at \$15.00 per sq. ft. for 2024, includes heat
UTILITIES:	Heat included in additional rent, electricity, water and gas metered
PARKING:	Underground and surface parking available
TENANT INDUCEMENTS:	Negotiable
SIGNAGE:	Highly visible Fascia signage
COMMENTS:	Prime space, new build very efficient state of the art concrete construction, high ceilings, good parking, high pedestrian and traffic counts. Flexible space can accommodate many uses including restaurant, retail, medical, financial and other permitted and discretionary uses. Located within very vibrant inner city community with dense population and expanding multi tenant and retail development corridor.

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