

FOR LEASE

From \$38.00 PSF

COMMERCIAL RETAIL UNITS

5385, 5387 and 5389 Edgemont Boulevard NW, Edmonton, AB

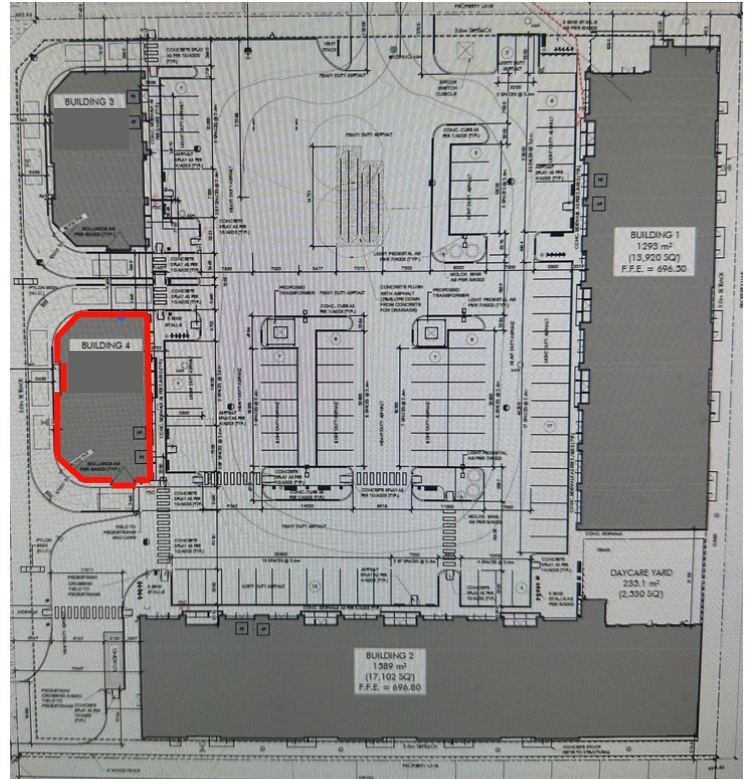
Property Description

Commercial retail units are available for lease immediately. The units are in a standalone building (Building 4) and in 38,000 sf plus retail plaza (Royal Centre Edgemont). Building 4 is appx. 3535 SF, gross leasable and, has high exposure and easy access to and from high Winterburn road and Edgemont Boulevard and, surrounding midrise apartment buildings/single family homes.

Development is in rapidly developing Edgemont community and, surrounded by high density neighborhood on North, South and East and, Winterburn Road on West. The location is walking distance to nearby School and, Park.

Existing major businesses in the plaza are- Medical Clinic and Pharmacy, General Dentist, Day Care, Liquor Store, Martial Art and couple of restaurants/QSR.

Location is suitable for businesses seeking high foot and, vehicular traffic and ideal for Physiotherapist, Chiro proctor, Optometrist, Psychology/Counselling, Specialized Medical Practice, Veterinary Clinic, Pre-School, Tutoring Centre, Financial Services (Insurance, Financial Planner, Bank), Nail Salon, Spa, Hair Salon, Restaurant, Neighborhood Pub and Beverage business etc.



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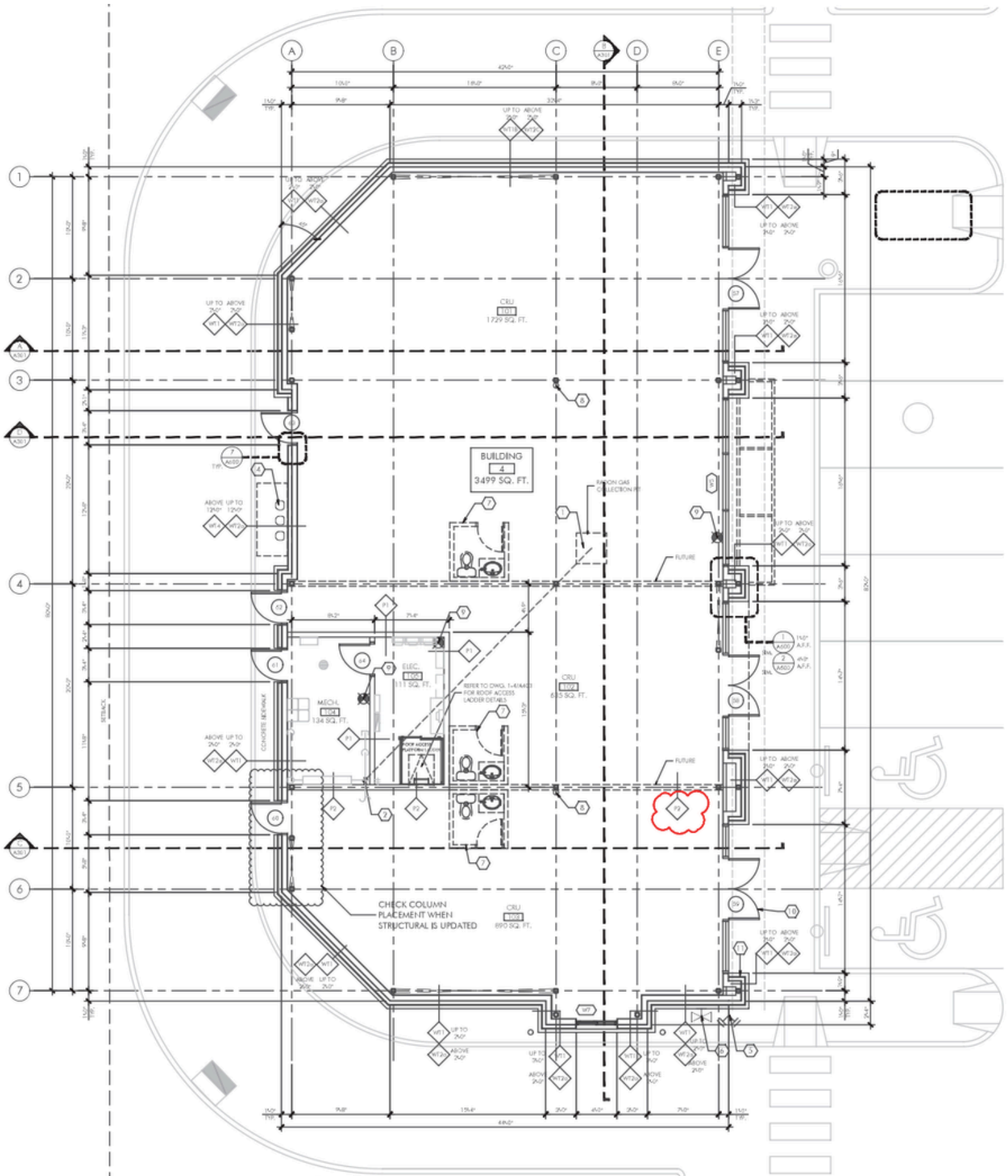
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PROPERTY DETAILS

Municipal Address	5385, 5387 and 5389 Edgemont Blvd NW, Edmonton, AB
Legal Address	Plan 2421892; units 24, 25 and 26
Zoning	CN (Neighborhood Commercial)
Sizes	Building 4: ± 952- 3535 SF Unit 5385: ± 952 SF (South Corner) Unit 5387: ± 733 SF Unit 5389: ± 1850 SF (North Corner)
Base Rent	Starting at \$38.00 PSF
Parking	111 car parking stalls and 25 Bike Parking
Operating Costs	\$ 16.00 PSF (include property Taxes)
Tenant Inducements	Negotiable
Possession	Immediate



FLOOR PLANS - BUILDING 4



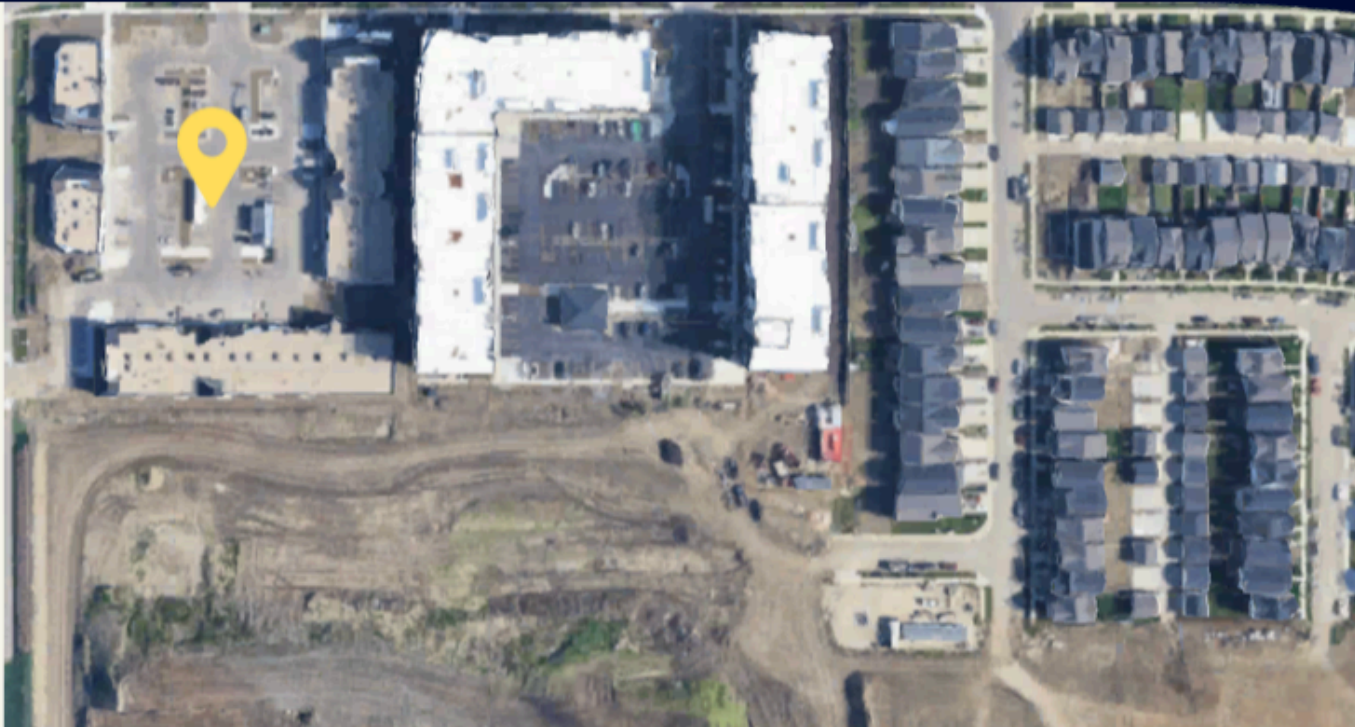
1 FLOOR PLAN - BUILDING 4
AS-101
1/8" = 1'-0"





WINTERBURN RD NW


EDGEMONT BLVD NW



CONTACT:

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