

**NEW TENANT  
ANNOUNCEMENT**



**FOR LEASE**

# Cornerstone Slave Lake

1500 Main Street, Slave Lake, AB

**2,091 - 5,169 SF**  
**+ Build to Suit Opportunities**



**Cushman & Wakefield Edmonton**

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10088 102 Avenue  
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**Jordan Murray**

Senior Associate  
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# PROPERTY HIGHLIGHTS

Be a part of the largest power centre in the region! Cornerstone Slave Lake services a trade area of 25,000 people. Landlord is prepared to help franchise groups secure franchisees by offering space on their franchisee wanted board or allowing placement of signage on the premises.

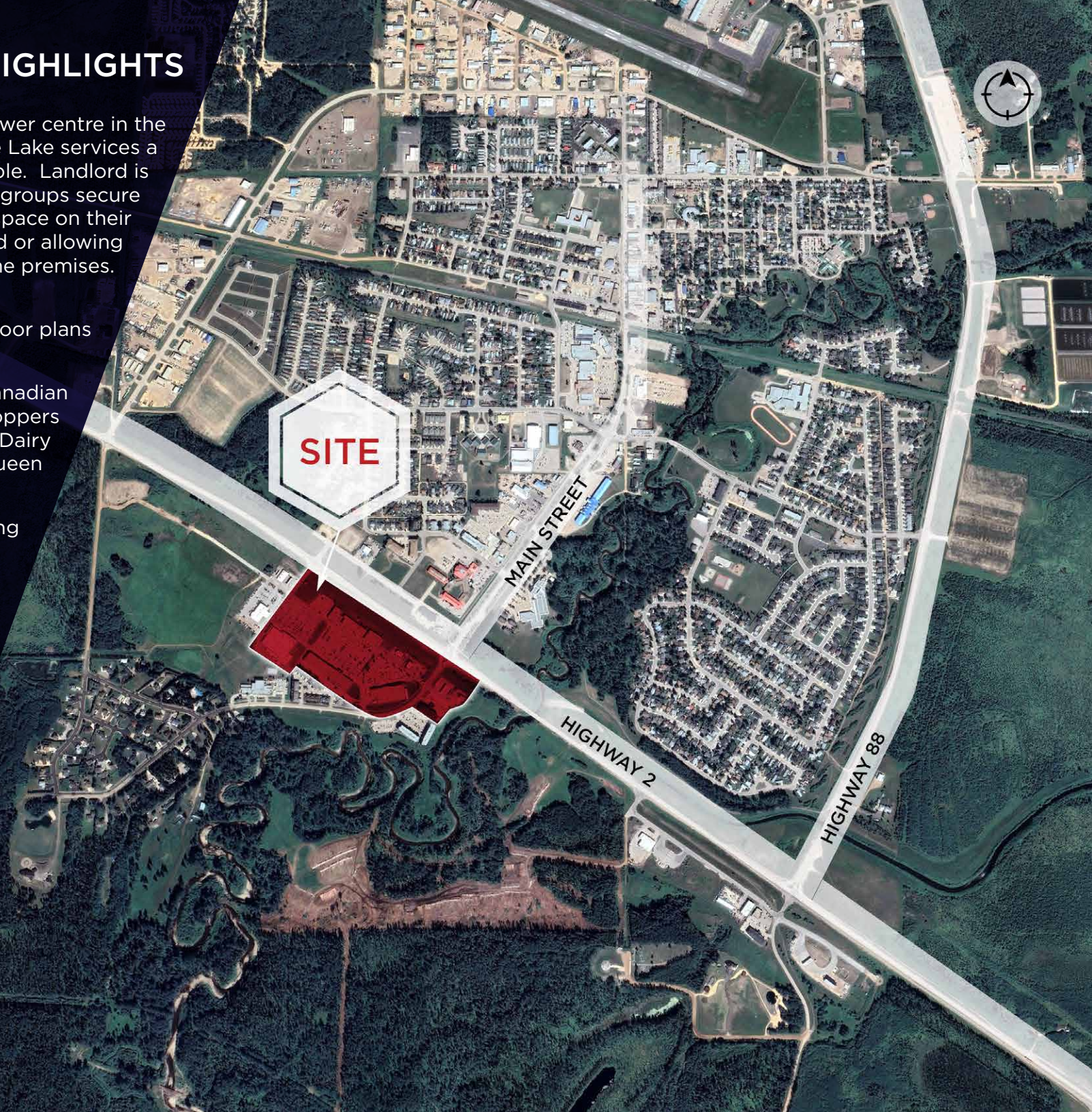
Flexible floor plans

Co tenants include; Sobeys, Canadian Tire, Walmart, Staples, Shoppers Drug Mart, Tim Hortons, and Dairy Queen

Ample Parking

Excellent street exposure

Located on the southwest corner of Highway 2 and Main Street, the main retail corridor in the community



# PROPERTY DETAILS

**TOTAL SQUARE FEET**  
120,799 SF

**TOTAL AVAILABLE**  
1,274 & pad opportunities (new development) of  
approximately 9,000 - 12,000 SF  
2,091 SF  
2,539 SF  
5,169 SF

**LEASE RATE**  
Market

**PARKING RATIO**  
5.79/1,000/SF

**T.I.**  
Negotiable

## ADDITIONAL RENT

Taxes: \$3.41 per SF (2025)  
CAM: \$6.42 per SF (est. 2025),  
plus management fee

## ZONING

C3 - Highway Commercial District. This site recently underwent a Land Use Bylaw Amendment that will now allow for a variety of Medical and Health (outpatient) uses. Seeking: Dental Clinics, Othodontist Clinic, Denturist, Physiotherapy Clinic, Optometry Clinic, Audiology, and other medical uses!





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