

ROCKY MOUNTAIN PLAZA

411 AIRPORT ROAD, EDMONTON INTERNATIONAL AIRPORT, NISKU, AB

DRIVE THRU OPPORTUNITY

6,300 SF HIGH EXPOSURE RETAIL SPACE

10-BAY SELF SERVE

**ENTER AT
YOUR
OWN RISK**
WE ARE NOT
RESPONSIBLE FOR
DAMAGES TO YOUR
VEHICLE & ACCESSORIES

**AUTOMATIC DOOR
CLOSES UP TO 10 SECONDS
PLEASE WAIT FOR DOOR TO OPEN
& COMPLETELY BEFORE ENTERING**

Enter at Your Own Risk!
Express Hours of Operation
Monday - Sunday
9 am - 11 pm

ENTRANCE

PROPERTY DETAILS

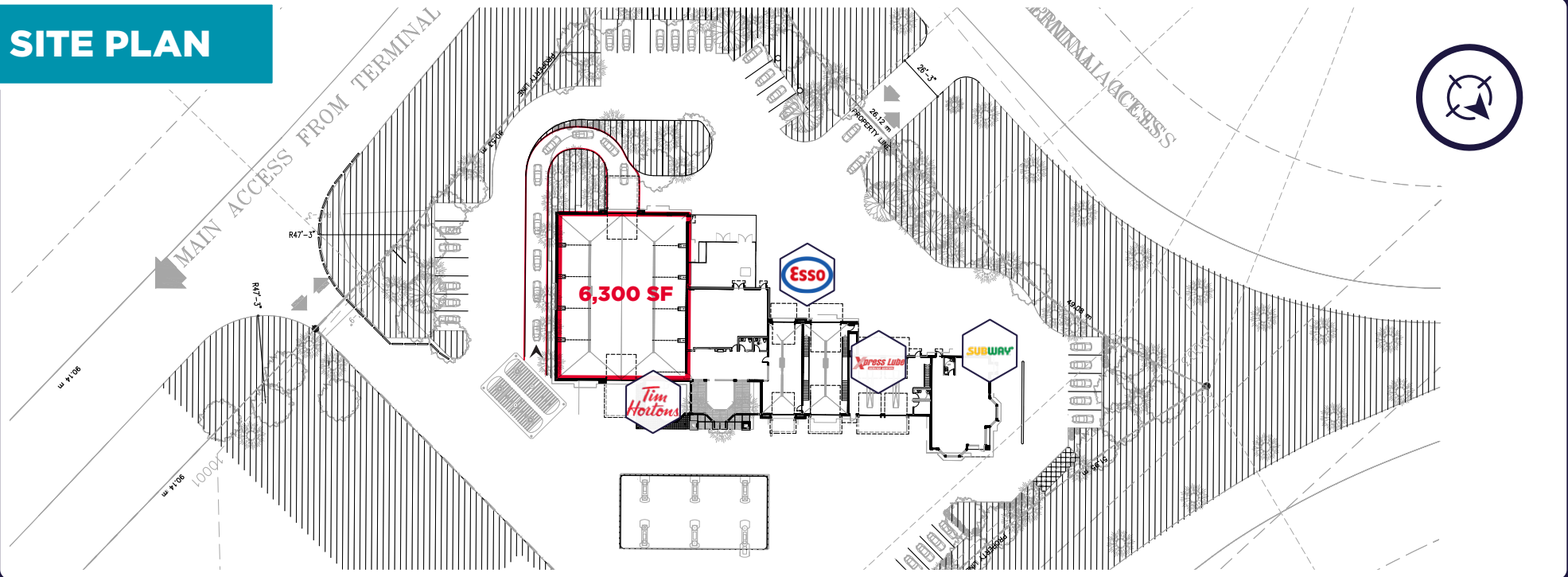
Land Size	3.88 Acres
Property Type	Retail
Municipal Address	411 Airport Road, Edmonton International Airport, Nisku, AB
Zoning	CB2-General Business Zone
Building Size	6,300 SF
Lease Rate	Market
Additional Rent	TBD



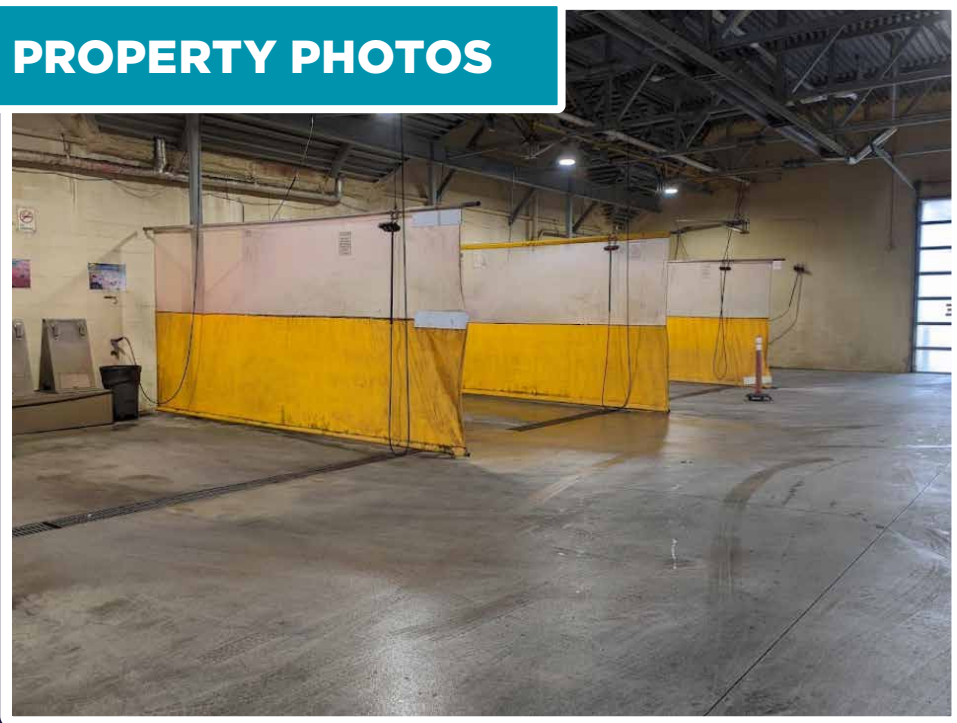
PROPERTY HIGHLIGHTS

- Join Esso, Tim Horton's, Subway & Xpress Lube
- Exciting retail development strategically located along Airport Road
- Direct access to and from the Edmonton International Airport and the Queen Elizabeth Highway II
- Airport Road Corridor sees 20,000 - 30,000 per day
- Large variety of uses possible within the Plaza
- Quick and easy access on the north and south side of the property
- Located in close proximity to EIA Premium Outlet Collection

SITE PLAN



PROPERTY PHOTOS



AERIAL VIEW



QUEEN ELIZABETH HIGHWAY (68,000 VPD)

QUEEN ELIZABETH HIGHWAY (68,000 VPD)

AIRPORT ROAD (26,000 VPD)



**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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Brett Killips, B.COMM., CCIM
Partner
780-993-1676
brett.killips@cwedm.com

Gary Killips, B.COMM.
Partner
780-945-1987
gary.killips@cwedm.com