



13572 FORT ROAD | EDMONTON, AB | RETAIL

PROPERTY FEATURES

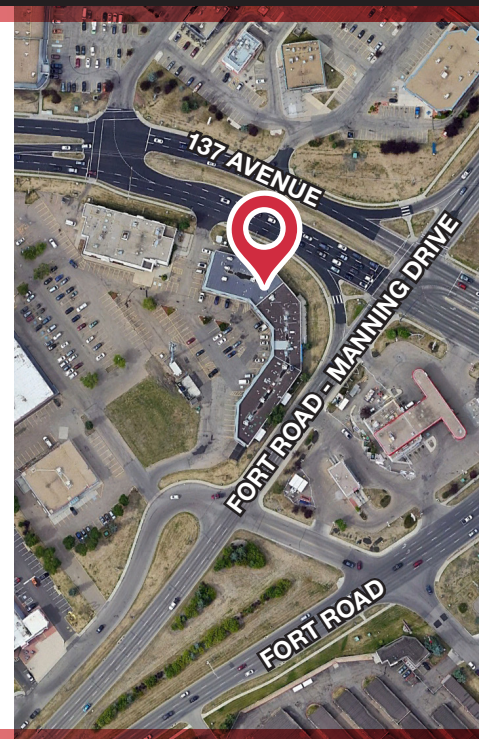
- Highly visible shopping centre with exposure to both 137 Avenue and Fort Road
- Comprised of open showroom plus storage/staff area in the back
- Prominent signage opportunity facing 137 Avenue and Fort Road
- Centrally located between both commercial and residential areas
- Extensive parking facilities
- All directional access
- Multiple other retailers in the area to draw in customer traffic

CHAD SNOW

Broker, President
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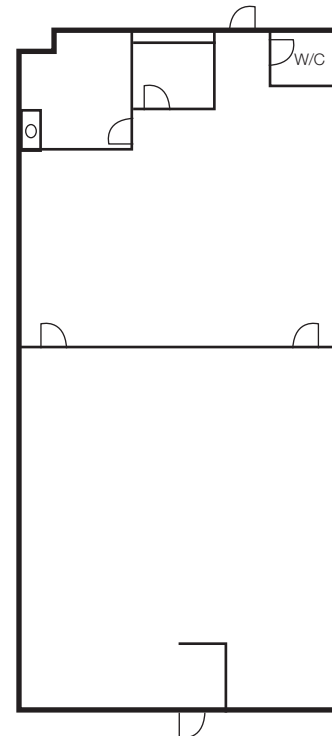
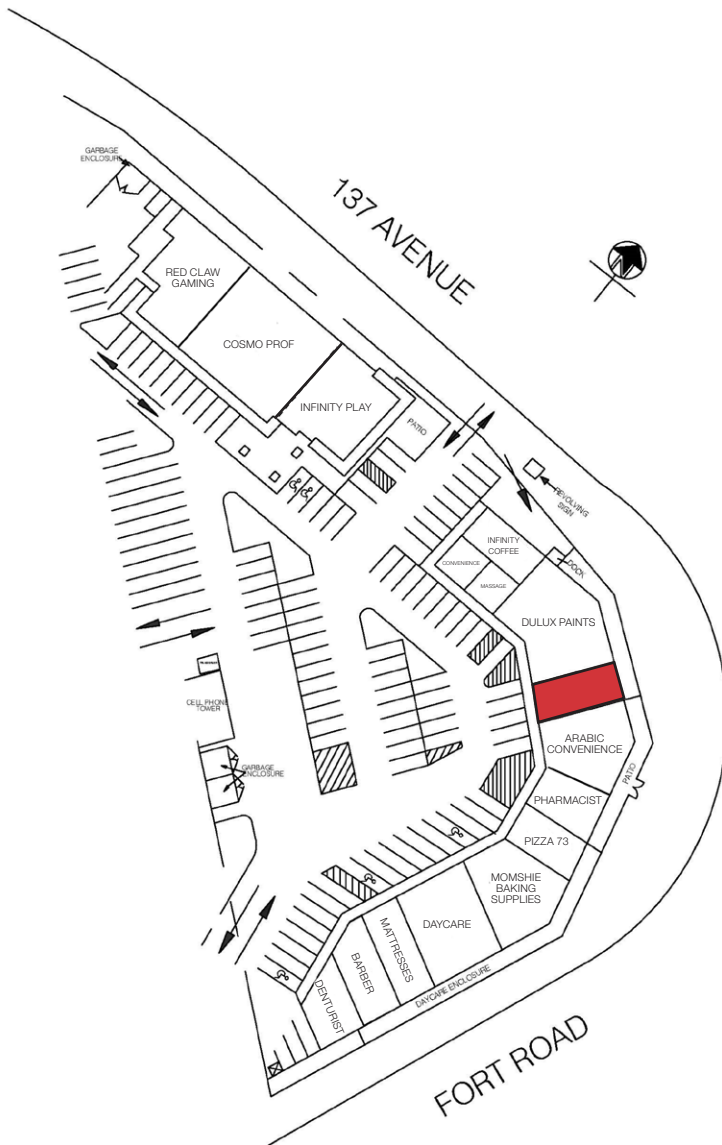
KARI MARTIN

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ADDITIONAL INFORMATION

SIZE	1,804 sq.ft.±
LEGAL DESCRIPTION	Plan 1641ET, Block B, Lot 1
ZONING	CG (General Commercial)
AVAILABLE	Immediately
NET LEASE RATE	\$22.00 per sq.ft. per annum
OPERATING COSTS	\$11.75 per sq. ft. (2026 estimate) Includes property taxes, common area maintenance, building insurance and management fees. Utilities (gas, power and water) are separately metered.



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