

FOR LEASE

SOUTH TRAIL PLAZA

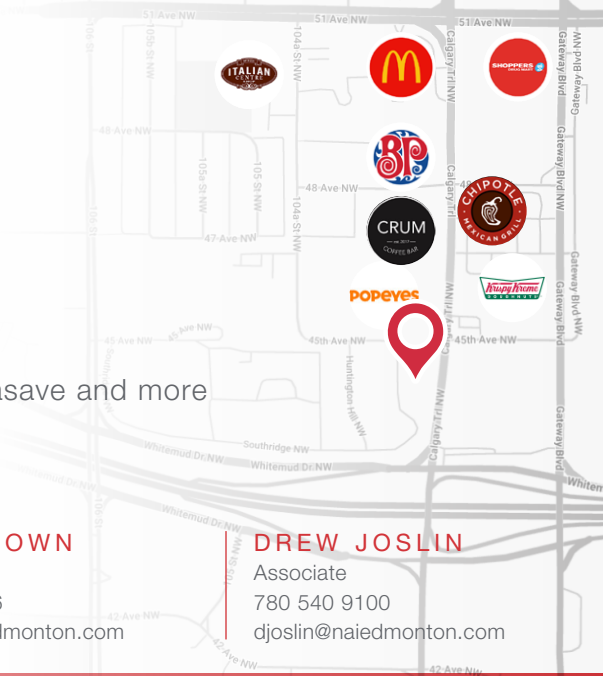
NAI Commercial



4420 CALGARY TRAIL NW | EDMONTON, AB | HIGH TRAFFIC RETAIL OPPORTUNITY

PROPERTY DESCRIPTION

- Prominent small bay retail opportunity
- 1,076 sq.ft.± available for immediate possession
- Multiple access points from Calgary Trail
- DC2 Zoning allows for a wide variety of uses
- Join F45, Popeyes, Syphay Restaurant, Red Swan Pizza, Pharmasave and more



DANIEL YARMON
 Vice President, Retail Division
 587 635 5609
 dyarmon@naiedmonton.com

CHAD GRIFFITHS
 Partner
 780 436 7414
 cgriffiths@naiedmonton.com

RYAN BROWN
 Partner
 587 635 2486
 rbrown@naiedmonton.com

DREW JOSLIN
 Associate
 780 540 9100
 djoslin@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
 4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM



53,229
POPULATION



50,778
EMPLOYEES



3,870
BUSINESSES



\$1.5B
TOTAL CONSUMER SPENDING



\$98,811
AVERAGE HOUSEHOLD INCOME



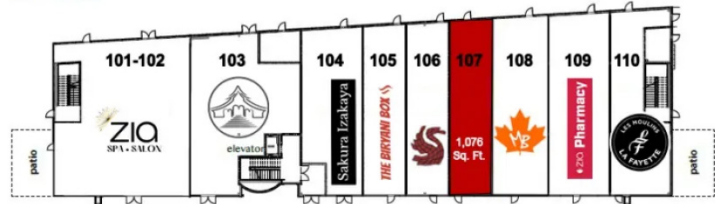
41,690 VPD
CALGARY TRAIL
NORTH OF 46 AVE

2025 COSTAR DEMOGRAPHICS WITHIN 3KM RADIUS

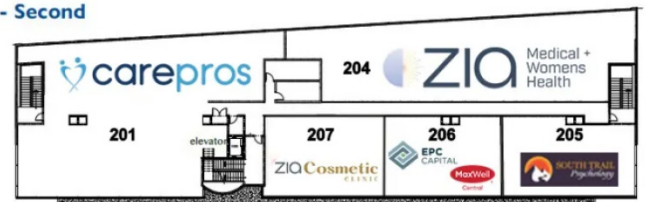
ADDITIONAL INFORMATION

LEGAL ADDRESS	Plan 1820228 Block 30 Lot 16
SIZE AVAILABLE	1,076 sq.ft.±
ZONING	DC2
AVAILABLE	Immediately
YEAR BUILT	2019
PARKING	172 surface parking stalls
NET LEASE RATE	\$29.00/sq.ft./annum
OPERATING COSTS	\$19.50/sq.ft./annum (2026) Includes property taxes, building insurance, common area maintenance and management fees

A - Main



A - Second



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAI EDMONTON.COM

6789-A CG25