CUSHMAN & WAKEFIELD
Edmonton

ABUNDANT ON-SITE PARKING

TURN-KEY PACKAGES AVAILABLE

BONAVENTURE GATE, 13140 ST. ALBERT TRAIL EDMONTON

FOR LEASE

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

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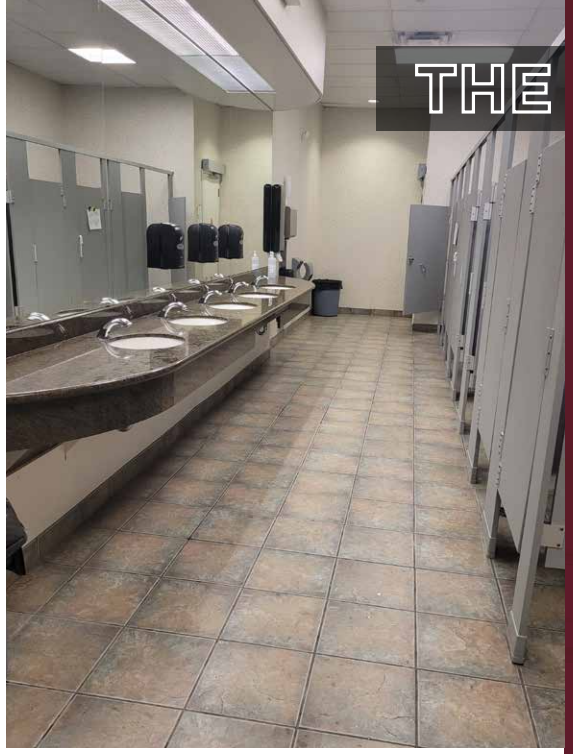
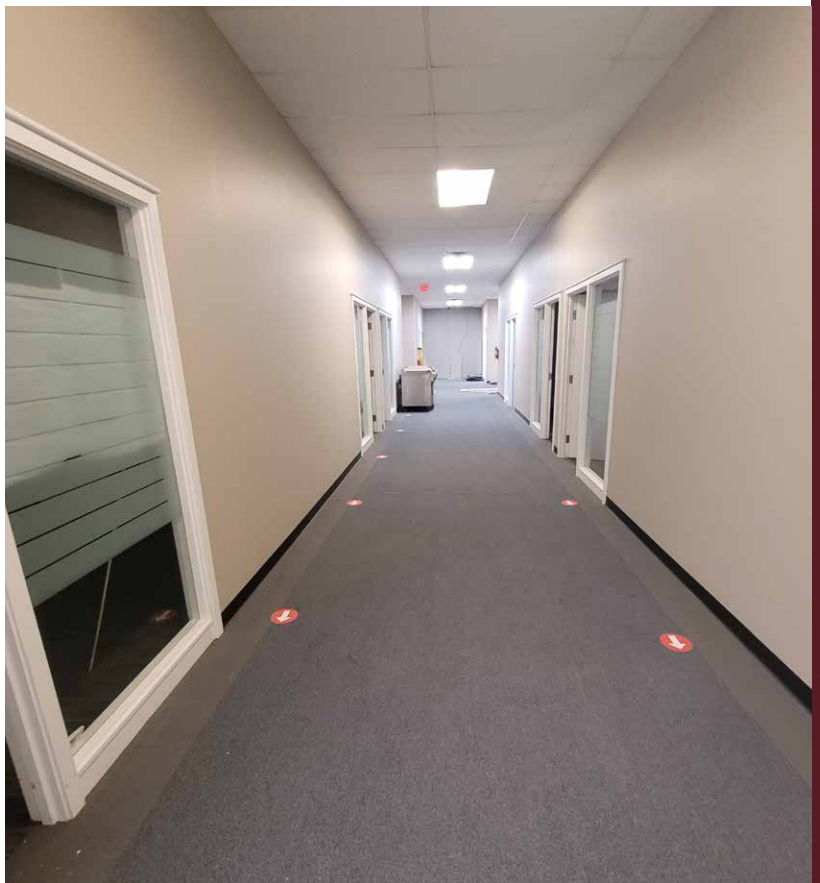


THE OPPORTUNITY

- Convenient access to St. Albert Trail, Yellowhead & Anthony Henday Drive
- Ample surface parking with additional street parking available
- Prominent Pylon Signage along St. Albert Trail
- Fibre Optic available through Bell
- Variety of nearby amenities including restaurants, cafes and retail
- Professionally managed



PROPERTY DETAILS

AVAILABLE AREA
7,277 SF

BASE RENT
Starting at $10.00 Per SF

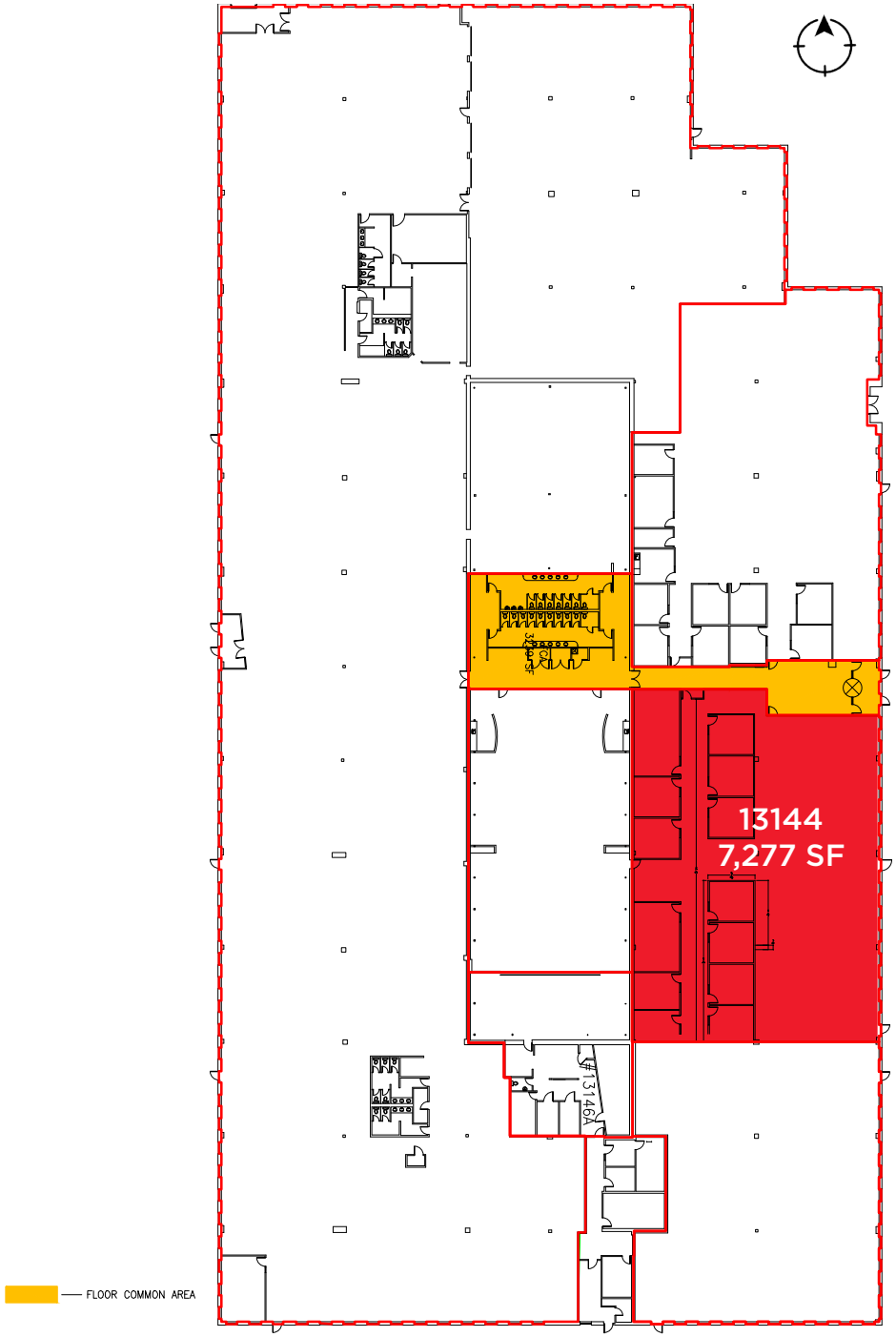
OPERATING COSTS
$11.93 Per SF includes Janitorial

TI ALLOWANCE
Negotiable

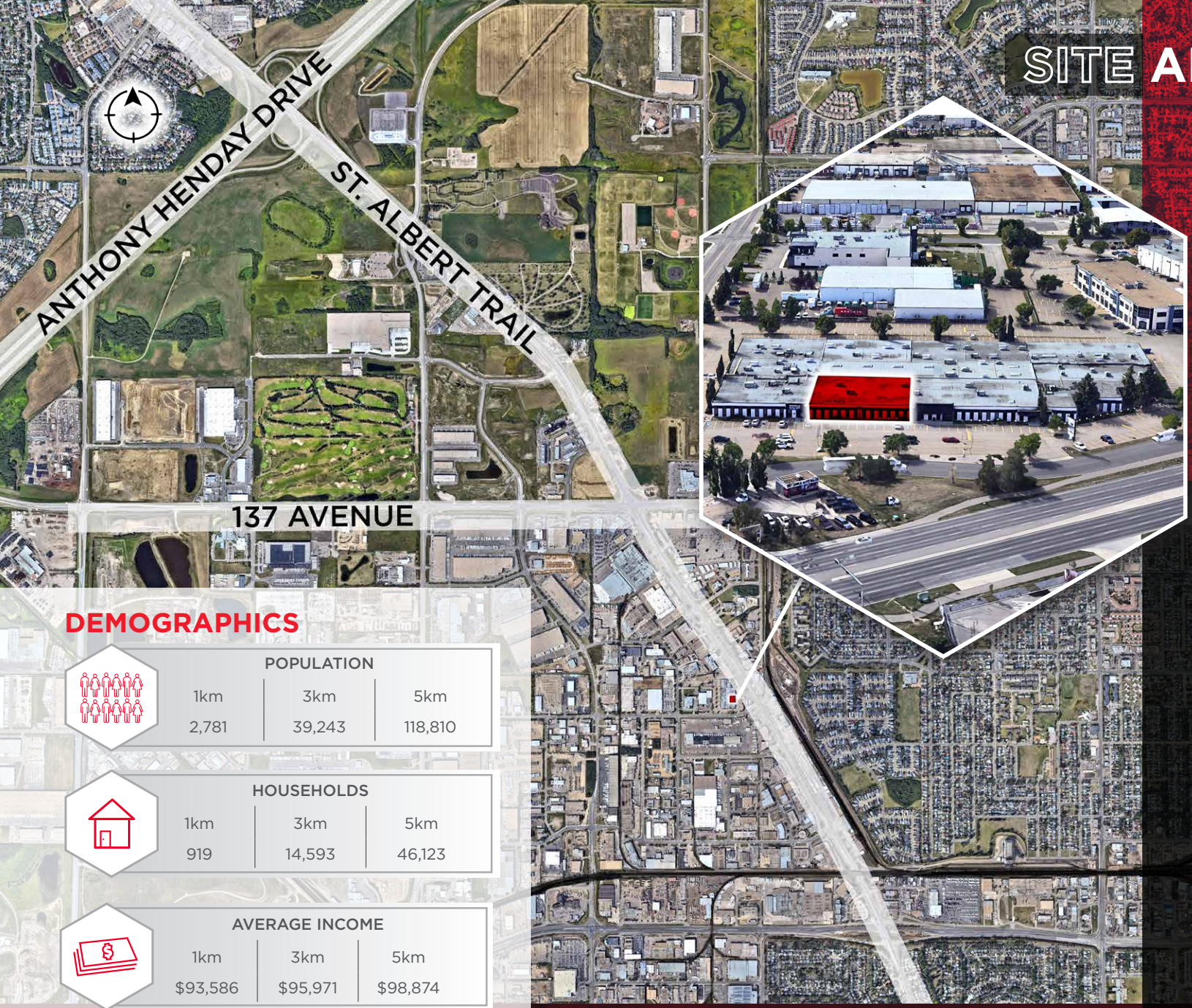
AVAILABILITY
Immediately

ZONING
IB (Industrial Business)

PARKING
4 stalls per 1,000 SF
plus additional street parking



SITE AERIAL



DEMOGRAPHICS

POPULATION		
1km	3km	5km
2,781	39,243	118,810

HOUSEHOLDS		
1km	3km	5km
919	14,593	46,123

AVERAGE INCOME		
1km	3km	5km
$93,586	$95,971	$98,874

VEHICLES PER DAY

37,000 on St Albert Trail
in front of property

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