

FOR SUBLEASE

PLAZA 55 - SMALL RETAIL BAY

NAICommercial



5542 CALGARY TRAIL | EDMONTON, AB | HIGH EXPOSURE

PROPERTY DESCRIPTION

- An attractive retail strip mall with 12 tenant bays
- Fully air conditioned
- Awning signage
- Over two rows of parking
- Pylon signage available at market rates
- Located on Calgary Trail, one of South Edmonton's busiest arterial routes

CHAD SNOW

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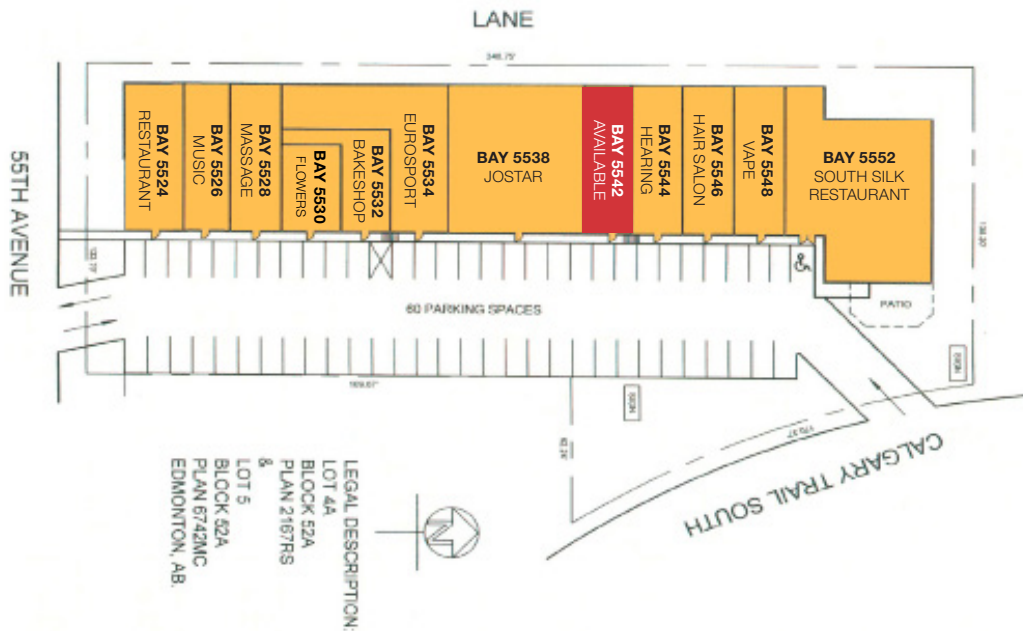
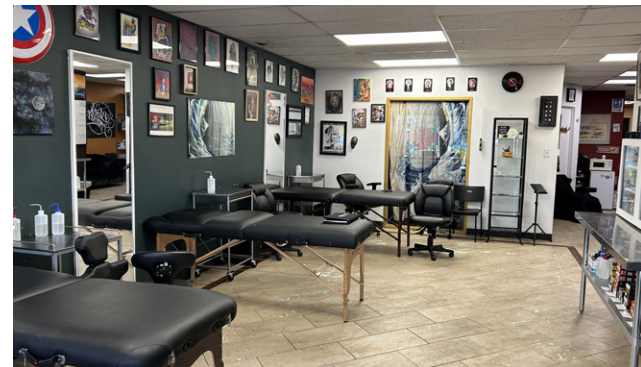


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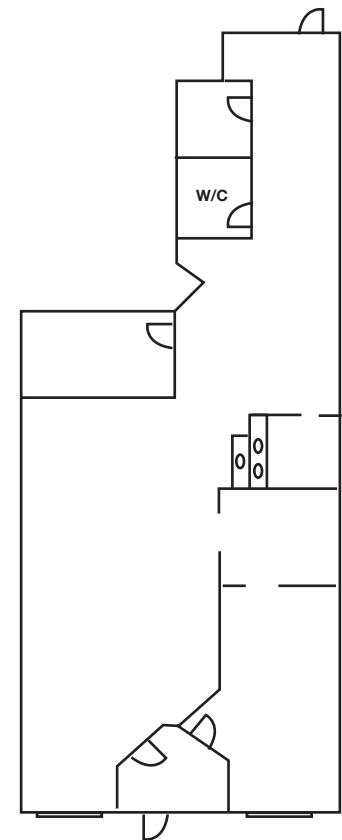
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ADDITIONAL INFORMATION

AREA AVAILABLE	1,200 sq.ft.±
LEGAL DESCRIPTION	Lot 4A, Block 52A, Plan 2167RS Lot 5, Block 52A, Plan 6742MC
ZONING	CG (General Commercial)
SUBLEASE TERM	Until February 28, 2028
AVAILABLE	30 days notice *Longer term headlease available. See agent for details.
NET LEASE RATE	\$17.00 per sq.ft. per annum
OPERATING COSTS	\$13.75 per sq.ft. per annum (2026 estimate) Includes property taxes, property management, building insurance, common area maintenance and electricity



► NORTH



FOR ILLUSTRATIVE PURPOSES ONLY • NOT DRAWN TO SCALE

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