

FOR LEASE

ESSO SITE - CAMPBELL BUSINESS PARK

NAI Commercial



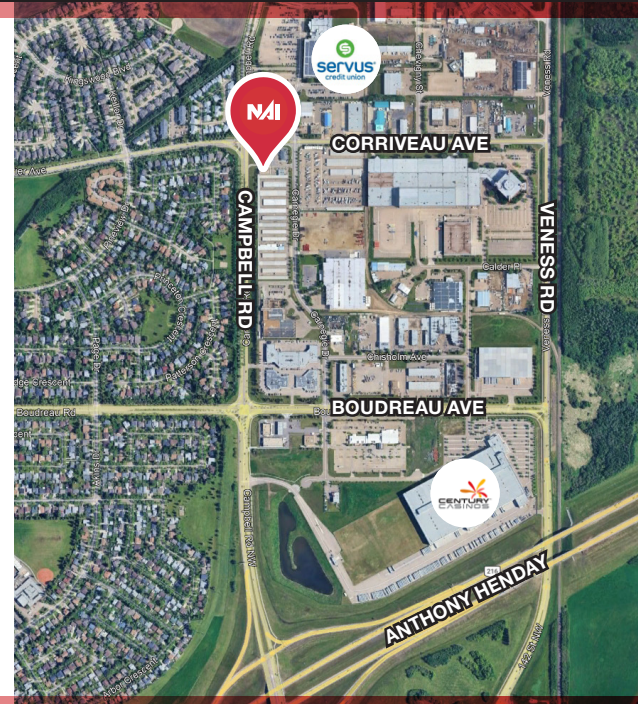
UNIT 30, 275 CARNEGIE DRIVE | ST. ALBERT, AB | PARTIALLY BUILT OUT RESTAURANT

PROPERTY DESCRIPTION

- 1,179 SF± end unit with patio for immediate possession
- Partially developed for a restaurant
- Low additional rent, only \$8.27 per sq.ft. (2026)
- Join Darcy's Smokehouse, Esso, Tim Hortons and K&R Tax Services
- Strong customer draw from Campbell Business Park, Servus Credit Union Place and adjacent residential

DANIEL YARMON

Vice President, Retail Division
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NAI COMMERCIAL REAL ESTATE INC.
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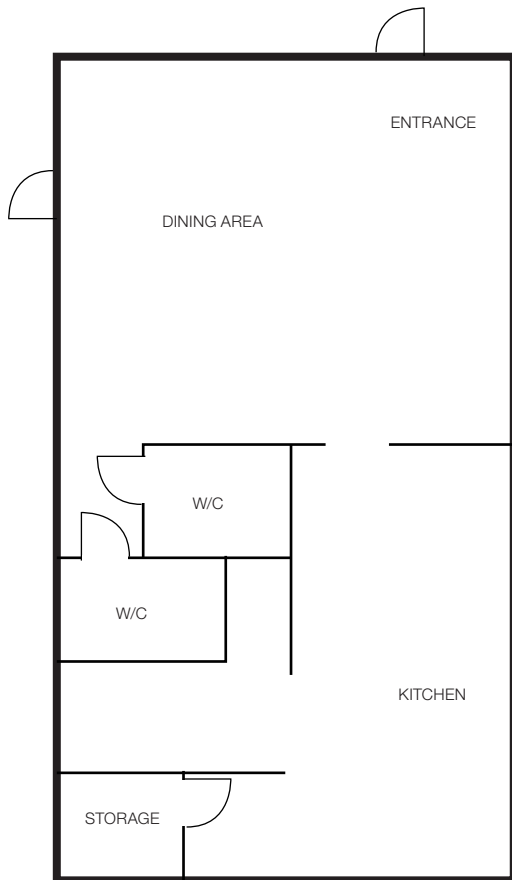
780 436 7410



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ADDITIONAL INFORMATION

LEGAL ADDRESS	Plan 7921981 Block 1 Lot 9
SIZE AVAILABLE	1,179 sq.ft.±
ZONING	DC2
AVAILABLE	Immediately
HVAC	5 ton
POWER	200 amp, 120/208, 3 phase (panel installed)
NET LEASE RATE	Market
OPERATING COSTS	\$8.27/sq.ft./annum (2025) Includes property taxes, building insurance, common area maintenance and management fees



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

