

For Lease



CLAIREVIEW VILLAGE

14023 Victoria Trail  
EDMONTON, ALBERTA



## HIGHLIGHTS

- General commercial (GC) zoning
- Fully developed offices, kitchen, washrooms, board room, server room & reception
- Ready for immediate possession
- Ample free parking

## PROPERTY DESCRIPTION

<b>Unit Size:</b>	3,400 sq.ft +/-
<b>Base Rent:</b>	\$22.00 per sq.ft
<b>Op. Costs:</b>	\$12.00 per sq.ft (2026 est.)
<b>Utilities:</b>	\$8.41 per sq.ft

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[AvenueCommercial.com](http://AvenueCommercial.com)

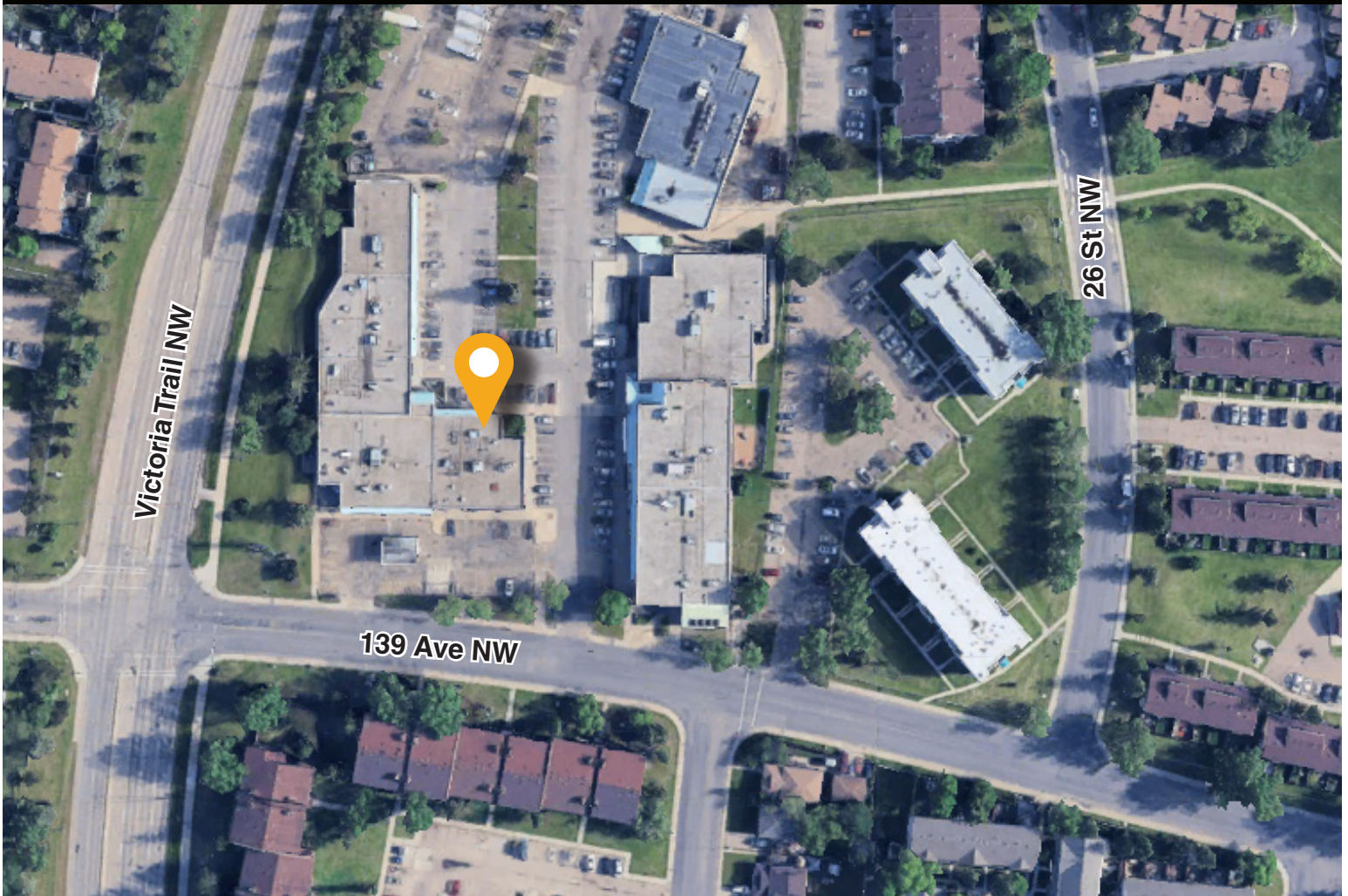
**AVENUE** | Commercial  
Real Estate Solutions





# LOCATION

14023 Victoria Trail, Edmonton, Alberta



## CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

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