

FOR LEASE

CALLINGWOOD SQUARE

NAI Commercial



6717 - 177 STREET | EDMONTON, AB | RETAIL/OFFICE

PROPERTY DESCRIPTION

- 1,290 sq.ft. retail/office space
- Excellent location in west Edmonton that services multiple communities and provides easy access to arterial roadways and generous parking
- Anchored by McDonald's and Shell gas station

DON ROBINSON

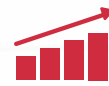
Senior Associate
587 635 2490
drobinson@naiedmonton.com

HARRIS VALDES

Associate
587 635 5611
hvaldes@naiedmonton.com



159,774
DAYTIME POPULATION



3.0%
ANNUAL GROWTH 2023 - 2028



59,516
HOUSEHOLDS

\$132,748
AVG HOUSEHOLD INCOME



42,682
EMPLOYEES

3,220
BUSINESSES



\$5.2B
TOTAL CONSUMER SPENDING

2025 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



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



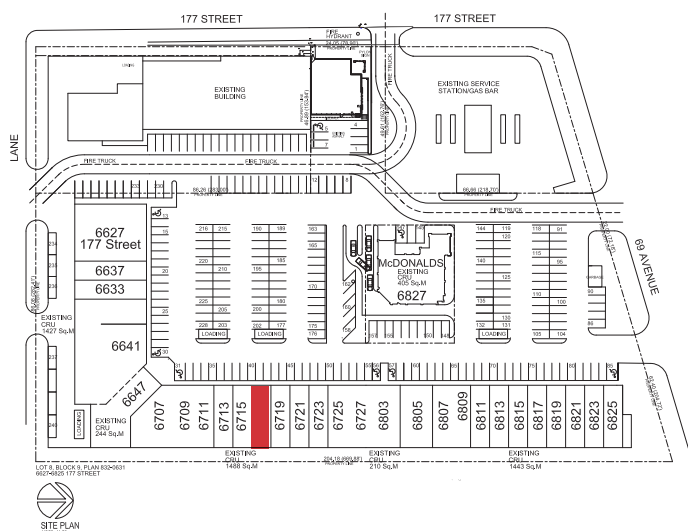
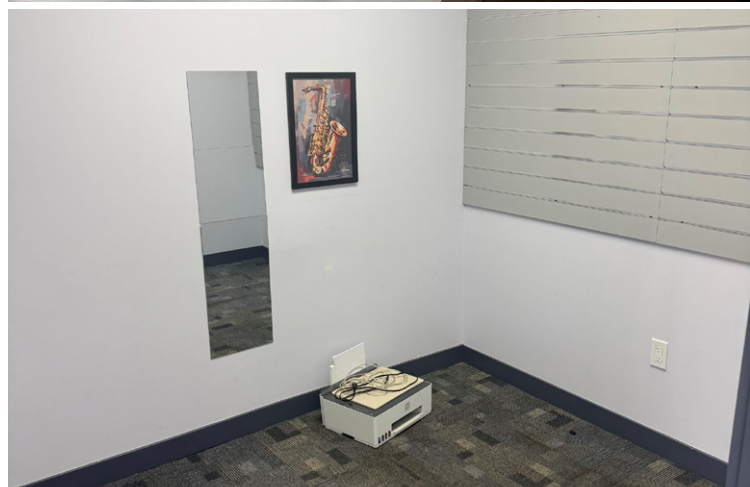
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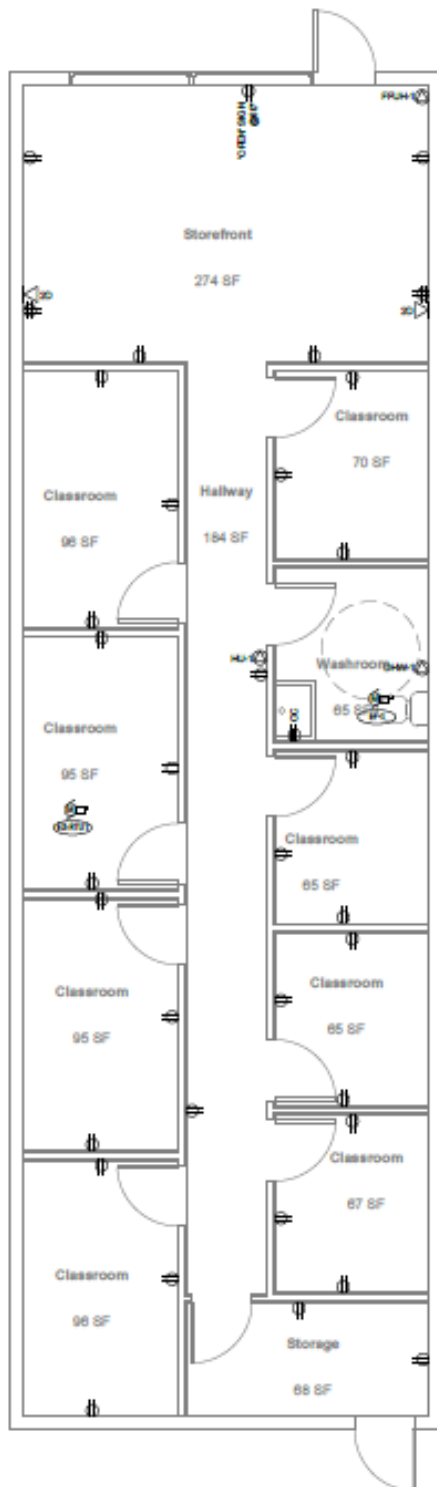


NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZE	1,290 sq.ft.±
LEGAL DESCRIPTION	Lot 8, Block 9, Plan 8320631
ZONING	General Commercial (CG)
AVAILABLE	Immediately
NET LEASE RATE	Starting at \$33.00/sq.ft./annum
OPERATING COSTS	\$15.25/sq.ft./annum (2025 estimate) includes building insurance, property taxes, common area maintenance and management fees





FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

