

# FOR LEASE

## RETAIL SPACE

5116 - 46 Avenue, Tofield, AB



### HIGHLIGHTS

- 1,500 - 6,000 sq ft ± space available with possible 800 sq ft ± second floor mezzanine
- High-visibility location adjacent to Hwy 14 and Tim Hortons
- Opportunity for drive-through development (subject to municipal approval)
- Grade-level loading doors in each bay (fillable)
- Functional layout adaptable to multiple commercial uses
- Up to three years of property tax rebate - Ask for details

### SCOTT ENDRES

Partner, Broker  
C 780.720.6541  
scott@royalparkrealty.com

### JOEL WOLSKI

Director, Associate  
C 780.904.5630  
joel@royalparkrealty.com

### RAYA WOLSKI

Licensed Assistant  
T 780.423.7599  
raya@royalparkrealty.com



ROYAL PARK  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

royalparkrealty.com

## Retail Space For Lease | 5116 - 46 Ave, Tofield, AB



### Designed For Flexibility

This property is offered as shell space, providing tenants with the ability to design and build out their premises to suit specific operational needs. The layout supports a variety of configurations, making it an excellent fit for both single and multi-tenant users.



### Property Details & Financials

MUNICIPAL ADDRESS	Units 104 - 109, 5116-46 Ave, Tofield, AB
LEGAL DESCRIPTION	Plan: 1021760; Units: 1 - 11
ZONING	C-HC ( <a href="#">Highway Commercial</a> )
SPACE AVAILABLE	1,000 - 7,000 sq ft ±
LOT SIZE	1.73 acres ±
PARKING	Scramble
LEASE RATE	<b>\$16.00/sq ft</b>
OP COSTS	TBD



ROYAL PARK  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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

## Retail Space For Lease | 5116 - 46 Ave, Tofield, AB



### Strategically Located

Located on HWY 14 which is a main traffic corridor for:

- Clean Harbours Processing Facility
- Military traffic between Namao and Wainright
- Proximity to huge agricultural and ranch patronage that continues to grow

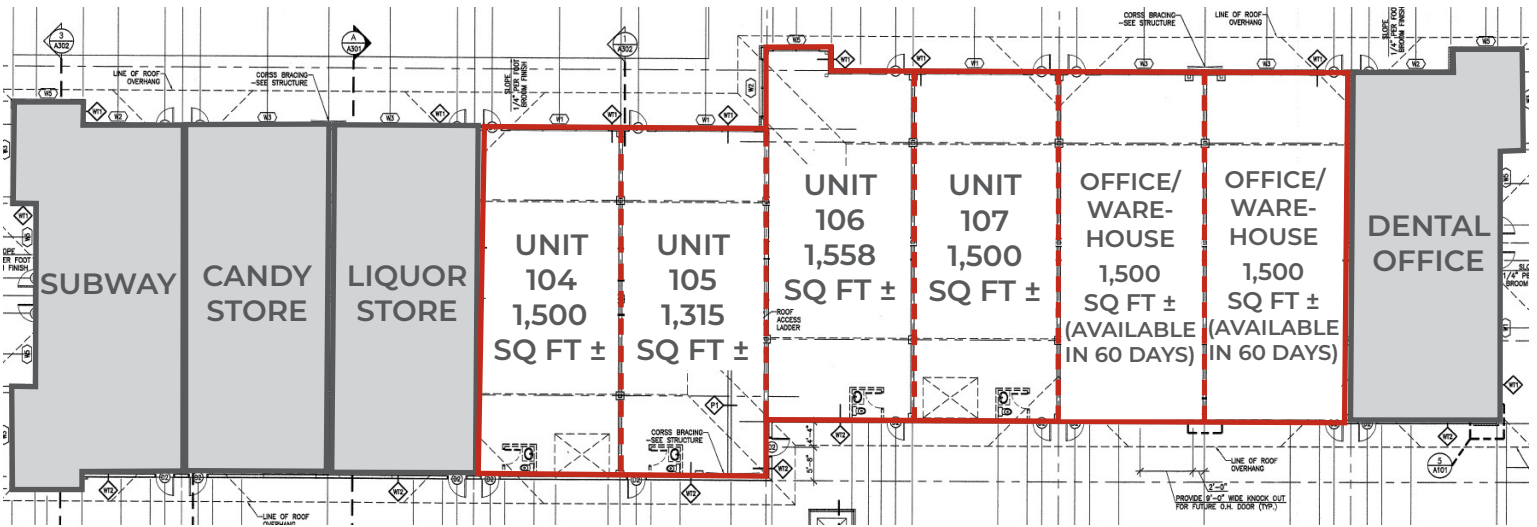


ROYAL PARK  
REALTY™

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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

**Floor Plans | 5116 - 46 Ave, Tofield, AB**

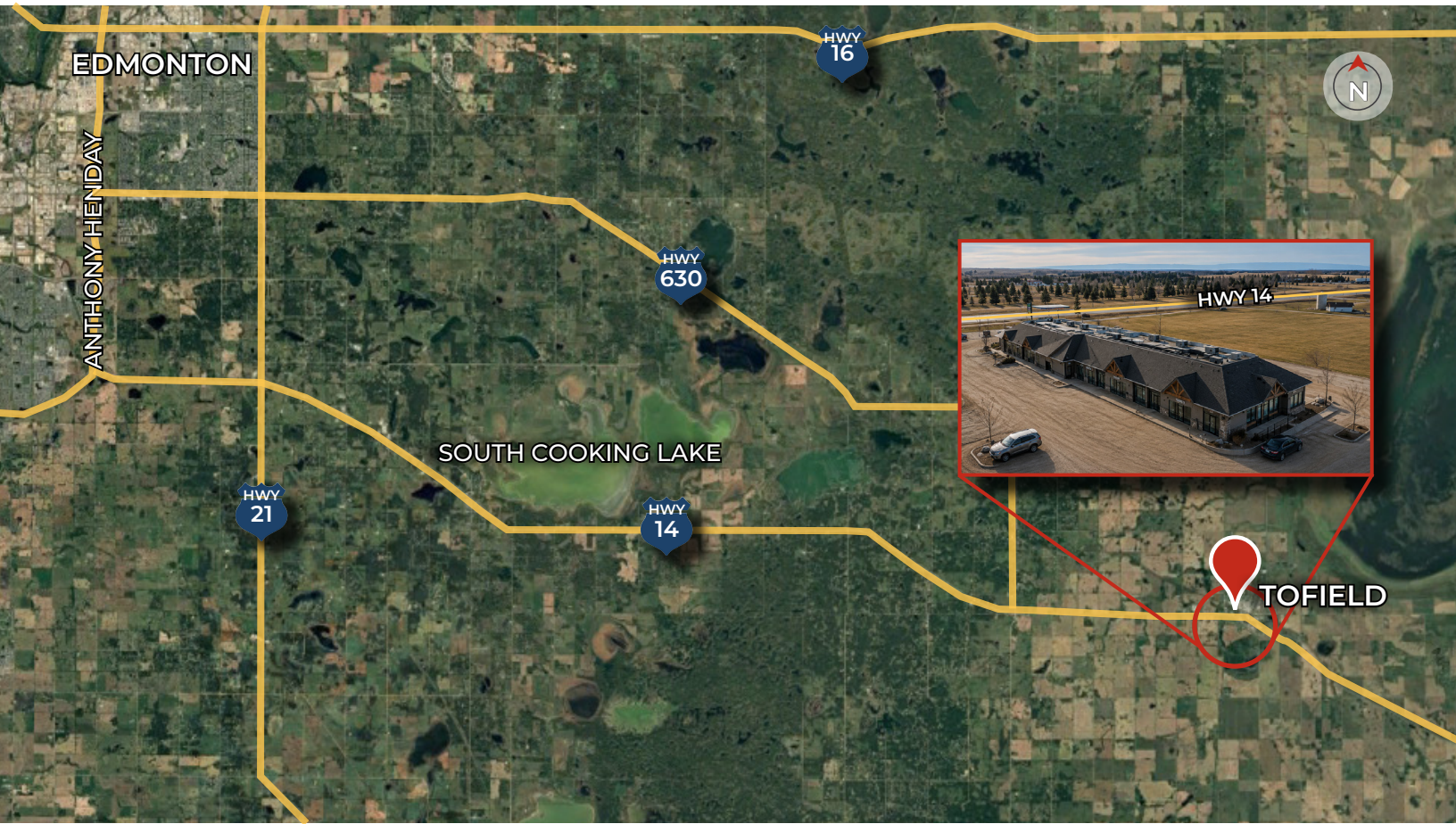


**ROYAL PARK  
REALTY™**

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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

**Retail Space For Lease | 5116 - 46 Ave, Tofield, AB**



*Quality Based on Results, Not Promises.*



**SCOTT ENDRES**  
Partner, Broker  
C 780.720.6541  
scott@royalparkrealty.com



**JOEL WOLSKI**  
Director, Associate  
C 780.904.5630  
joel@royalparkrealty.com



**RAYA WOLSKI**  
Licensed Assistant  
T 780.423.7599  
raya@royalparkrealty.com



**ROYAL PARK  
REALTY™**

T 780.448.0800 F 780.426.3007  
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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