

FOR LEASE

WINDERMERE PLAZA BUILDING III

Unit 101, 5586 Windermere Blvd., Edmonton, AB



HIGHLIGHTS

- Fully fixtured convenience store
- Large windows
- Main floor
- 3 designated underground parking stalls
- DC2 zoning
- East access to Anthony Henday and Terwillegar Drive

CONTACT

MARCUS SCHWABE

Senior Associate

T 780.423.7577 C 780.991.7539



CoStar
POWER BROKER
2018 Top Broker Award



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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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PROPERTY DETAILS

ADDRESS	Unit 1, 5586 Windermere Blvd Edmonton, AB
LEGAL DESCRIPTION	Condo Plan: 1722192; Unit: 284
TYPE OF SPACE	Retail / Office / Professional
ZONING	DC2
SIZE	1,564 sq ft (+/-)

FINANCIALS

LEASE RATE	\$29.50/ sq ft
OP COSTS	\$22.30/sq ft (2023)
UTILITIES	HVAC and water included Electrical separately metered
POSSESSION	Immediate



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PHOTOS



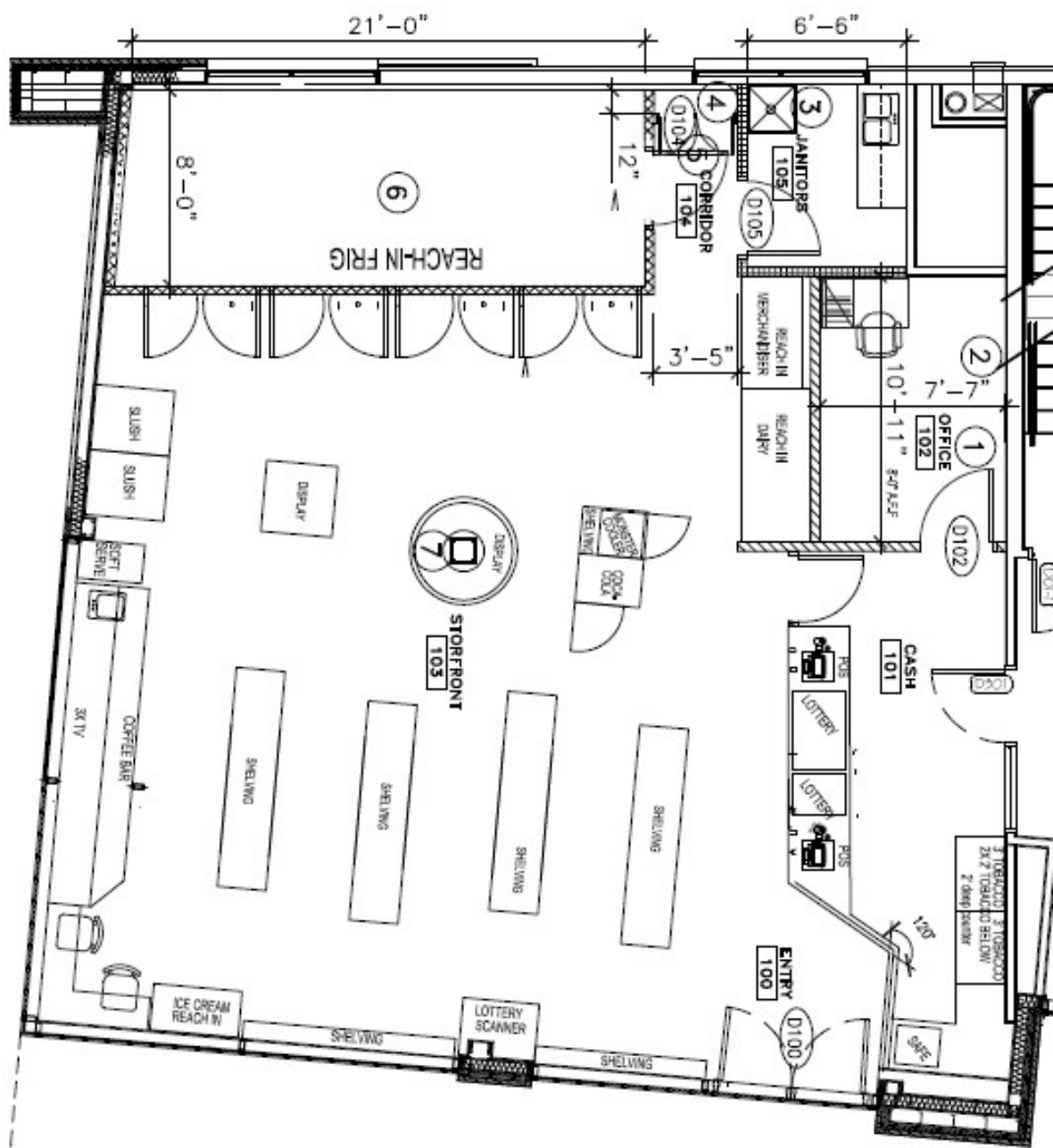
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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

FLOOR PLAN



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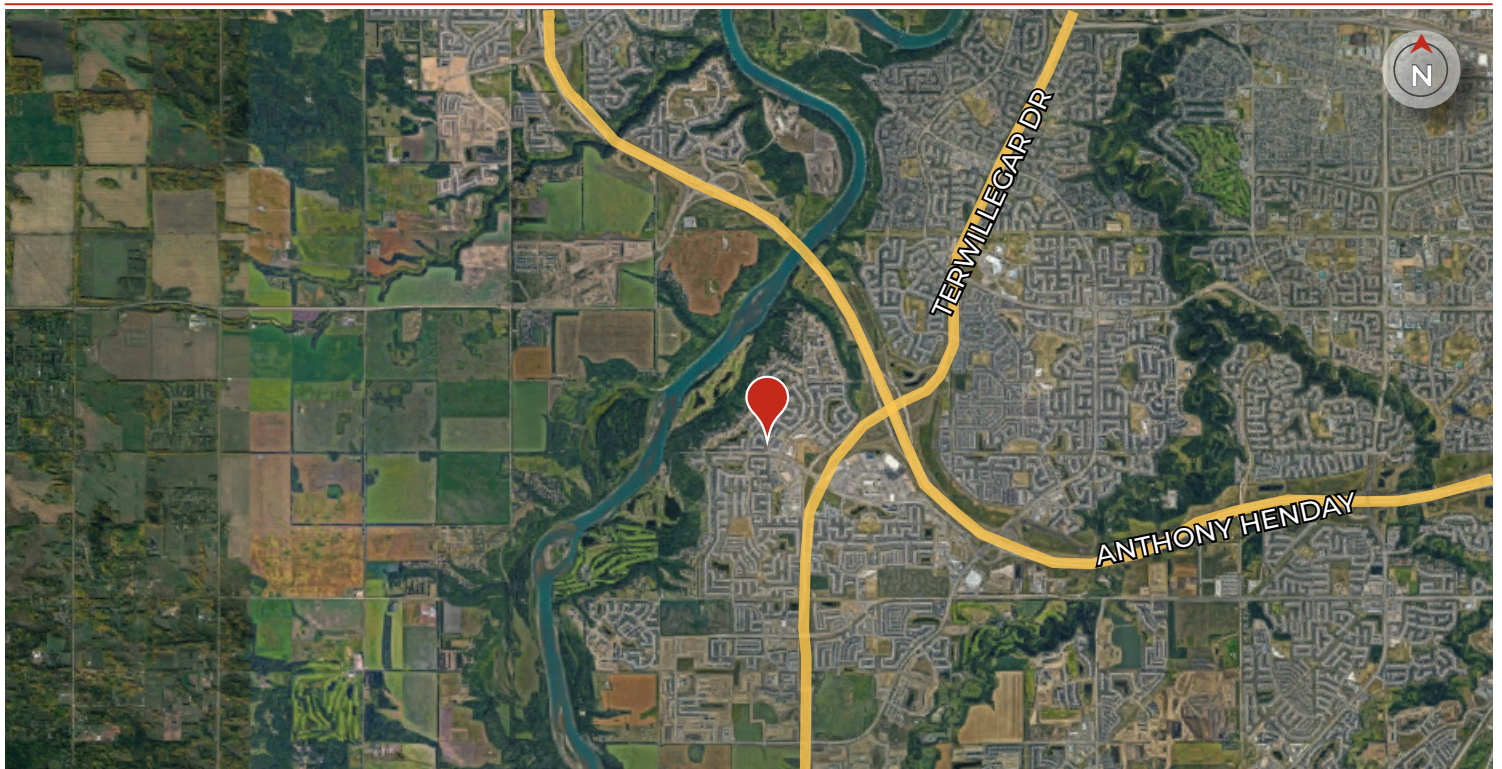
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LOCAL MAP



PROPERTY LOCATION

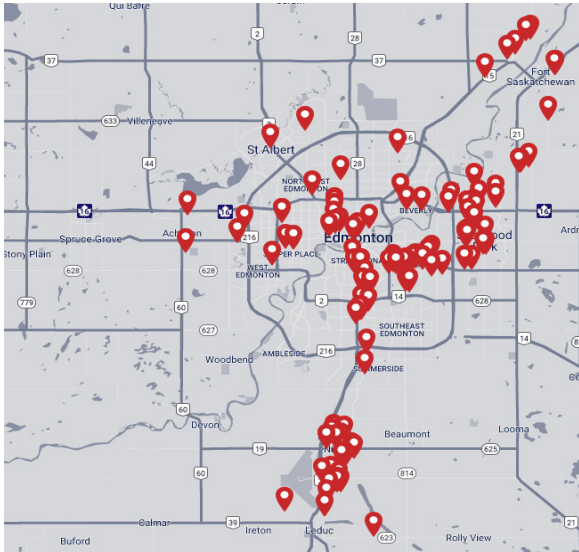


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ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly



MARCUS SCHWABE, Senior Associate, BSc. BEd.



Marcus joined the brokerage in 2014 with a background in management, education, home building and healthcare. His diverse experience provides him with a vast network of contacts across an array of sectors and offers him, and his clients, an advantage to help turn your lease, purchase or sale into a positive business decision.

As a Senior Associate at Royal Park Realty, Marcus Schwabe, offers expertise in the sale and leasing of retail, office, land, industrial and multi-family properties within the greater Edmonton area and throughout Alberta. Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer centric service.

For multiple years, Marcus has been honoured to receive awards for the highest overall transaction volume for industrial leasing. These awards are from the Costar Group, a provider of information, analytics and marketing services to the commercial property industry in the United States, Canada, United Kingdom, France, Germany and Spain.

Marcus has lived in the Edmonton area for more than 50 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, and a member of the Strathcona County Community Grants Committee, Social Framework Committee and Initiatives Committee. He and his wife have been married for over 36 years have three children, two grandchildren and a dog.



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