

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

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

HEAD OFFICE  
Suite 300, 1324 – 11 Avenue SW  
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Toll Free 1.800.750.6766  
[AvenueCommercial.com](http://AvenueCommercial.com)

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# PICTURES

14023 Victoria Trail, Edmonton, Alberta



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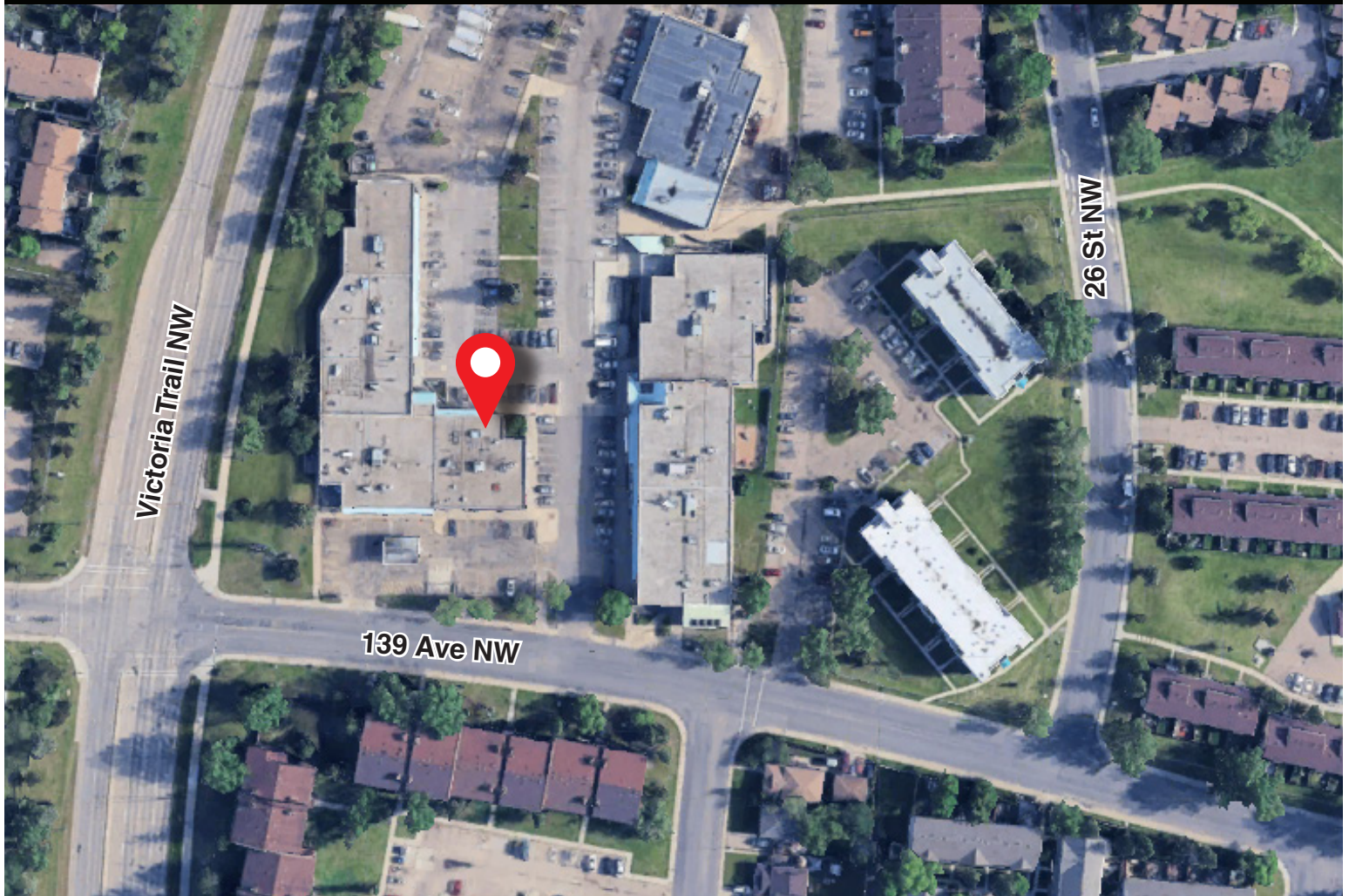
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## LOCATION

14023 Victoria Trail, Edmonton, Alberta



## CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

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