

FOR LEASE

SOUTH TRAIL PLAZA

NAI Commercial



4420 CALGARY TRAIL NW | EDMONTON, AB | HIGH TRAFFIC RETAIL OPPORTUNITY

PROPERTY DESCRIPTION

- Prominent small bay retail opportunity
- 1,076 sq.ft.± available for immediate possession
- Multiple access points from Calgary Trail
- DC2 Zoning allows for a wide variety of uses
- Join F45, Popeyes, Syphay Restaurant, Red Swan Pizza, Pharmasave and more

DANIEL YARMON

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CHAD GRIFFITHS

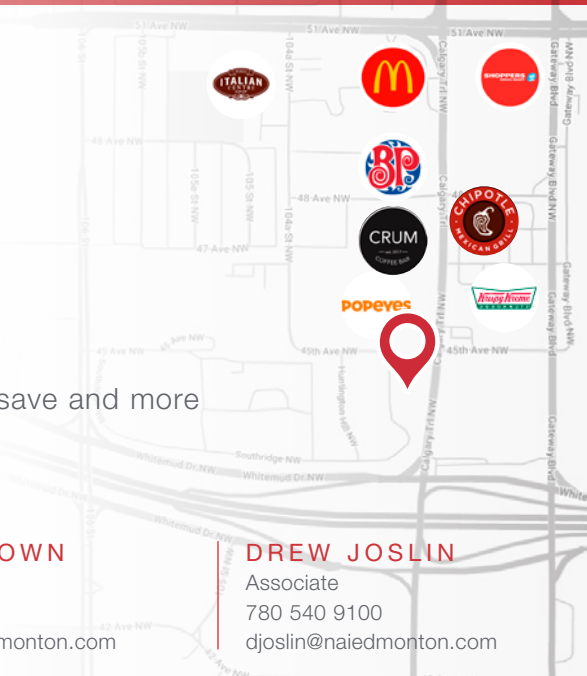
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NAI COMMERCIAL REAL ESTATE INC.
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NAIEDMONTON.COM



53,229
POPULATION



50,778
EMPLOYEES



3,870
BUSINESSES



\$1.5B
TOTAL CONSUMER
SPENDING



\$98,811
AVERAGE HOUSEHOLD
INCOME



41,690 VPD
CALGARY TRAIL
NORTH OF 46 AVE

2025 COSTAR DEMOGRAPHICS WITHIN 3KM RADIUS

ADDITIONAL INFORMATION

LEGAL ADDRESS Plan 1820228 Block 30 Lot 16

SIZE AVAILABLE 1,076 sq.ft.±

ZONING DC2

AVAILABLE Immediately

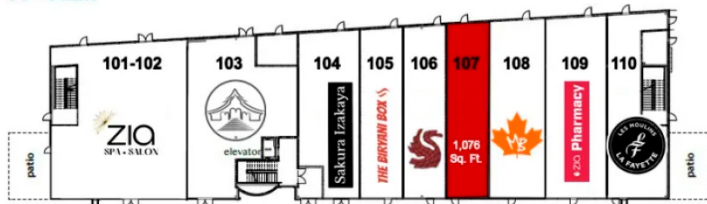
YEAR BUILT 2019

PARKING 172 surface parking stalls

LEASE RATE Market

OPERATING COSTS \$20.00/sq.ft./annum (2025)
Includes property taxes, building insurance, common area maintenance and management fees

A - Main



A - Second



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