



**EPC**  
CAPITAL

EXCELLENT SIGNAGE OPPORTUNITY

HIGH TRAFFIC LOCATION

INTEGRATED WITH PHARMACY



## Contact Us

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**EPC**  
**SOUTHTRAIL PLAZA**

**WALK-IN MEDICAL SPACE FOR LEASE**

(Integrated Pharmacy)



4456 Calgary Trail NW, Edmonton

# Property Highlights

- Situated just on the busy intersection of Whitemud Drive and Calgary Trail South, this location has high traffic and great visibility with over 37,000 VPD.
- Medical office space with Reception Area, Kitchen, 5 Exam Rooms, Washrooms.
- Ideal for Walk-in Clinic or other Medical/Nurse Practitioners
- Close amenities include hotels, restaurants and coffee shops, Southgate Shopping Mall, professional offices and more.
- Abundance of surface parking and dedicated Dr. parking stalls.



# Property Details

Municipal Address: 4456 Calgary Trail NW, Edmonton, AB

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Zoning: DC2

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Neighbourhood: Empire Park

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Description: Surface parking stalls (no additional cost)

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Area Available: Approx 1350 s.f (5 exam rooms)

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Lease Rate: \$5000 per month (Gross Rent) + Build out

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Additional Rent: Included

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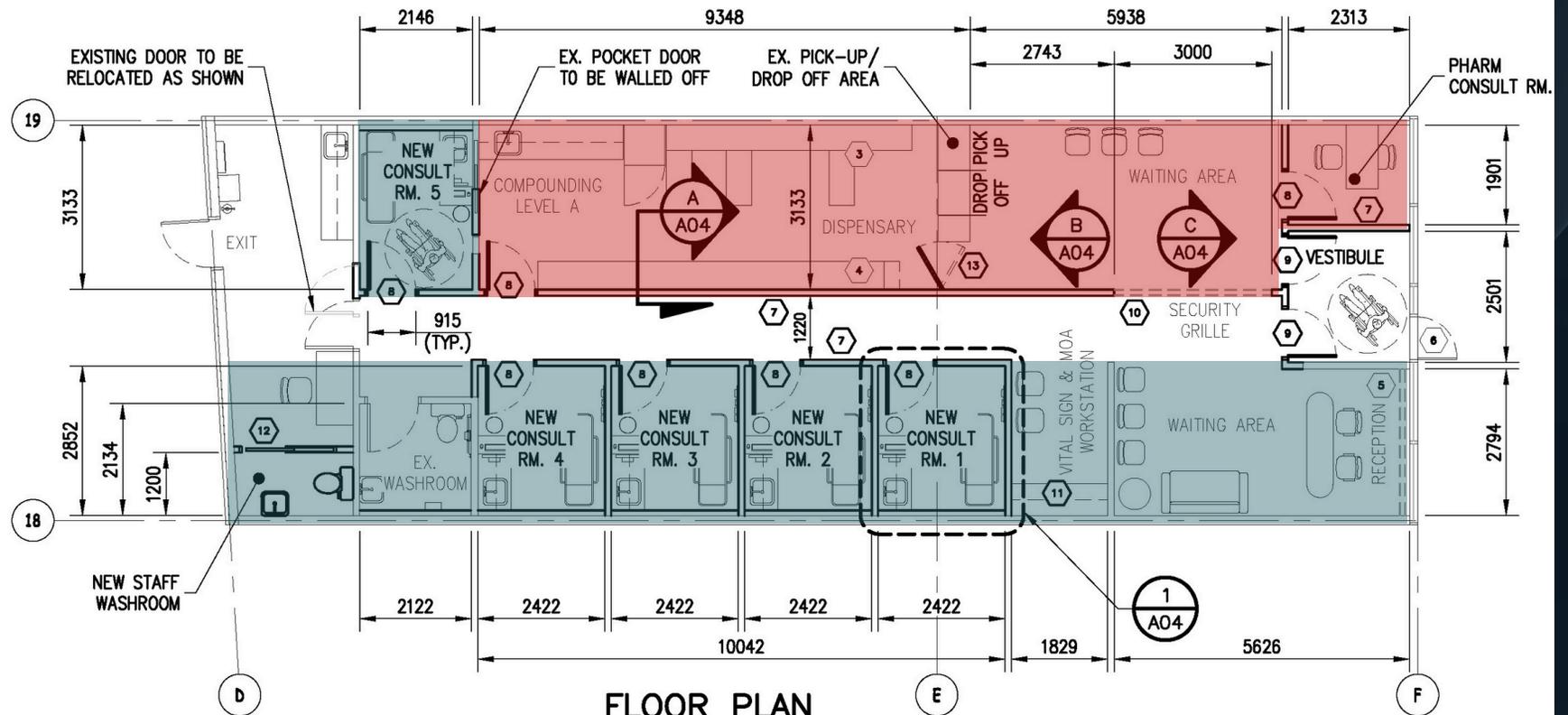
Parking: Surface parking stalls at no additional cost

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Possession Date: December, 2025 (approx)

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# Medical Floor Plan



## FLOOR PLAN

UNIT 109 - AFTER

Pharmacy       Medical Clinic (Proposed)



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