

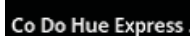
**6,700 SQ. FT. AVAILABLE IMMEDIATELY!**

**FOR SUBLEASE**

## Property Highlights

- Take advantage of this unique grocery anchored shopping centre opportunity on one of Edmonton's busiest thoroughfares
- 137<sup>th</sup> Avenue sees 33,300 vehicles per day (2014) and 36,900 vehicles per day along 127 Street (2014)
- Immediate trade area of 60,396 people within 3km with an average household income of over \$99,000
- Six (6) different points of access into / out of the site

## JOIN THESE RETAILERS!



- Access Points

### Karina Lopez

Associate  
780 429 9393  
karina.lopez@cwedm.com

### Jamie Topham

Partner  
780 917 4259  
jamie.topham@cwedm.com

Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

## Interior



## Kitchen



## Property Details

<b>AVAILABLE SIZE:</b>	±6,700 sq. ft.
<b>TERM:</b>	Expires June 2022 with two (2) options to renew of five (5) years each
<b>IMPROVEMENTS:</b>	Negotiable; currently fixtured for a restaurant
<b>AVAILABILITY:</b>	Immediate
<b>ZONING:</b>	CSC - Shopping Centre Zone
<b>SIGNAGE:</b>	Facade, pylon - two (2) Separate pylon for tenant along 127 Street
<b>PARKING:</b>	Ample
<b>NEIGHBOURHOOD:</b>	Pembina



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**Aerial Map**



-  - Access Points
-  - Pylons / Signage



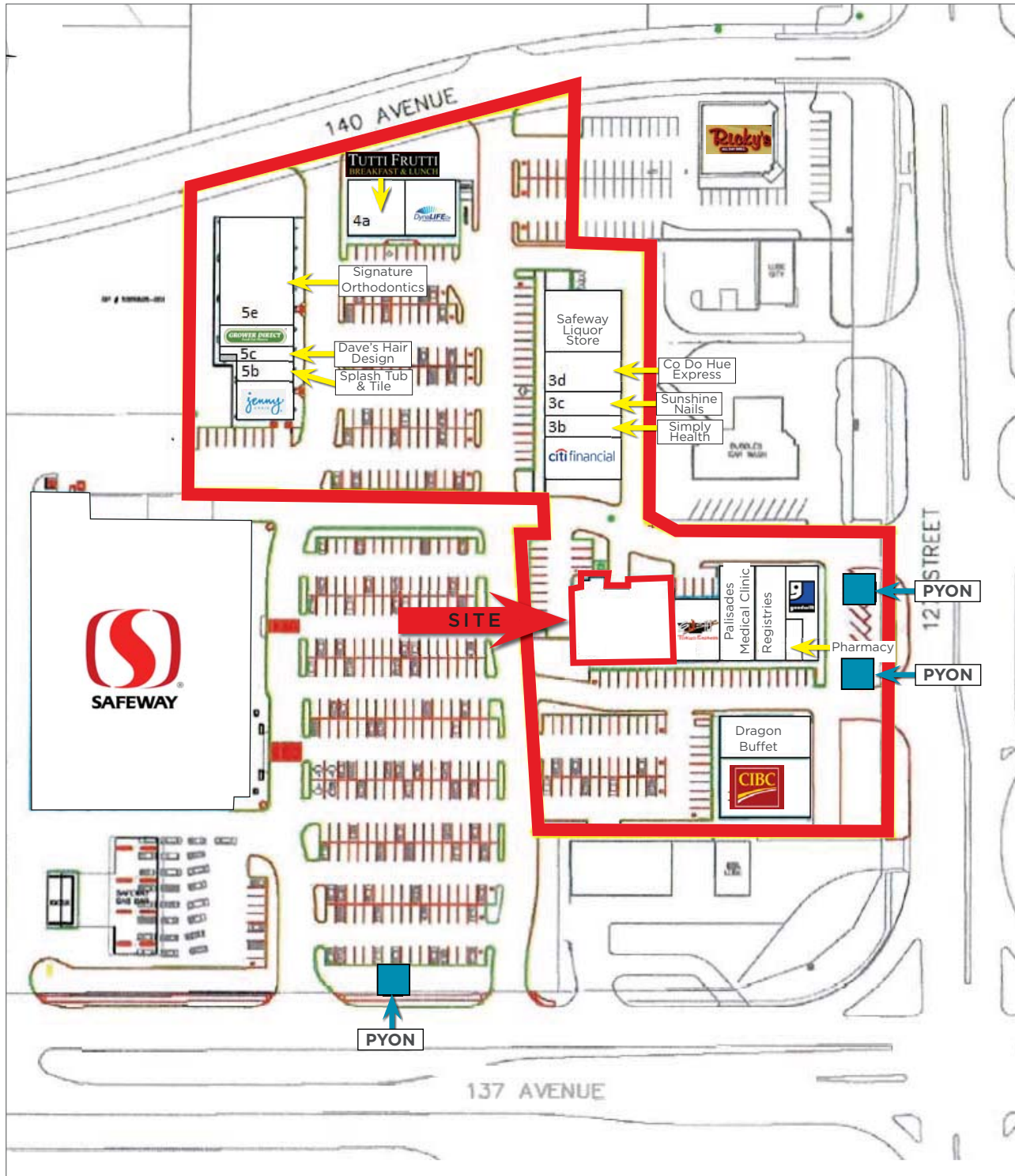
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**Site Plan**



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