

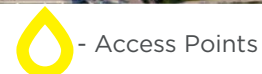
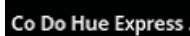
6,700 SQ. FT. AVAILABLE IMMEDIATELY!

FOR SUBLEASE

Property Highlights

- Take advantage of this unique grocery anchored shopping centre opportunity on one of Edmonton's busiest thoroughfares
- 137th 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
Senior 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

Interior



Kitchen



Property Details

AVAILABLE SIZE:	±6,700 sq. ft.
TERM:	Expires June 3, 2022
IMPROVEMENTS:	Negotiable; currently fixtured for a restaurant
AVAILABILITY:	Immediate
ZONING:	CSC - Shopping Centre Zone
SIGNAGE:	Facade, pylon - two (2) Separate pylon for tenant along 127 Street
PARKING:	Ample
NEIGHBOURHOOD:	Pembina



Karina Lopez
Senior 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

Aerial Map



- Access Points



- Pylons / Signage

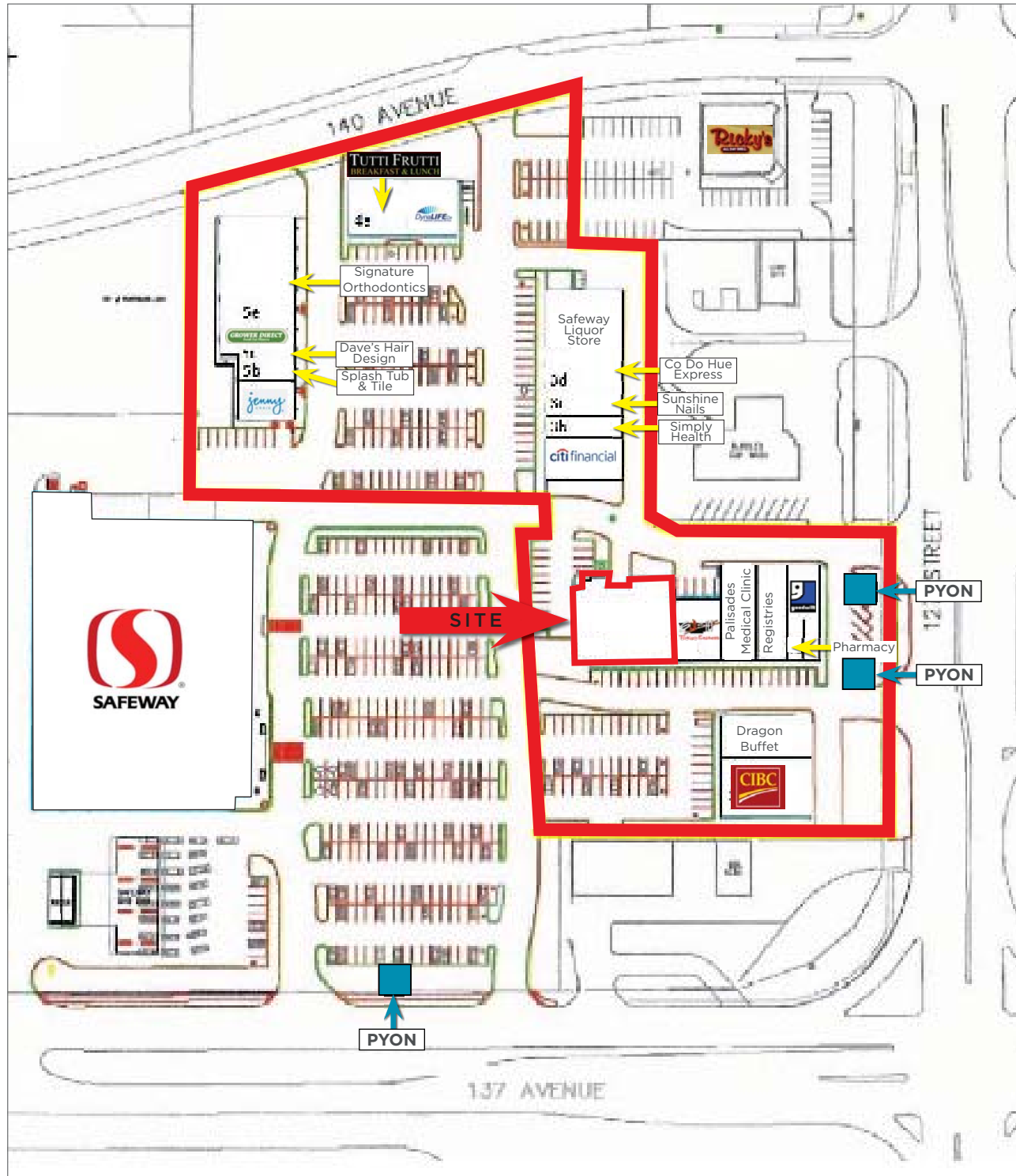


Karina Lopez
Senior Associate
780 429 9393
karina.lopez@cwedm.com

Jamie Topham
Partner
780 917 4259
jamie.topham@cwedm.com

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Site Plan



Karina Lopez
Senior 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