



FOR SALE/LEASE

GATEWAY VILLAGE

#107 2920 Calgary Trail NW, Edmonton, AB

Municipal Address	107-2920 Calgary Trail NW
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Legal	1021247 Unit 6
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Size	± 1,238 SF
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Zoning	DC2
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Lease Term	60-120 Months
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Tenant Inducements	Negotiable
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Base Rent	Starting at ± 29.50 PSF
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Common Area Cost	± \$11.00 PSF
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Sale Price	\$585,000
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Possession	Immediate
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Property Highlights

Take advantage of the opportunity to establish your business in a highly trafficked plaza with an updated unit and sufficient parking.

The plaza is nearly fully leased by long-standing businesses and offers excellent access to Calgary Trail. The zoning permits a wide range of businesses, including but not limited to: Personal and Professional Services, Medical Practices, Financial and Insurance Services, Tutoring Centers, Restaurants, and Food & Beverage establishments.

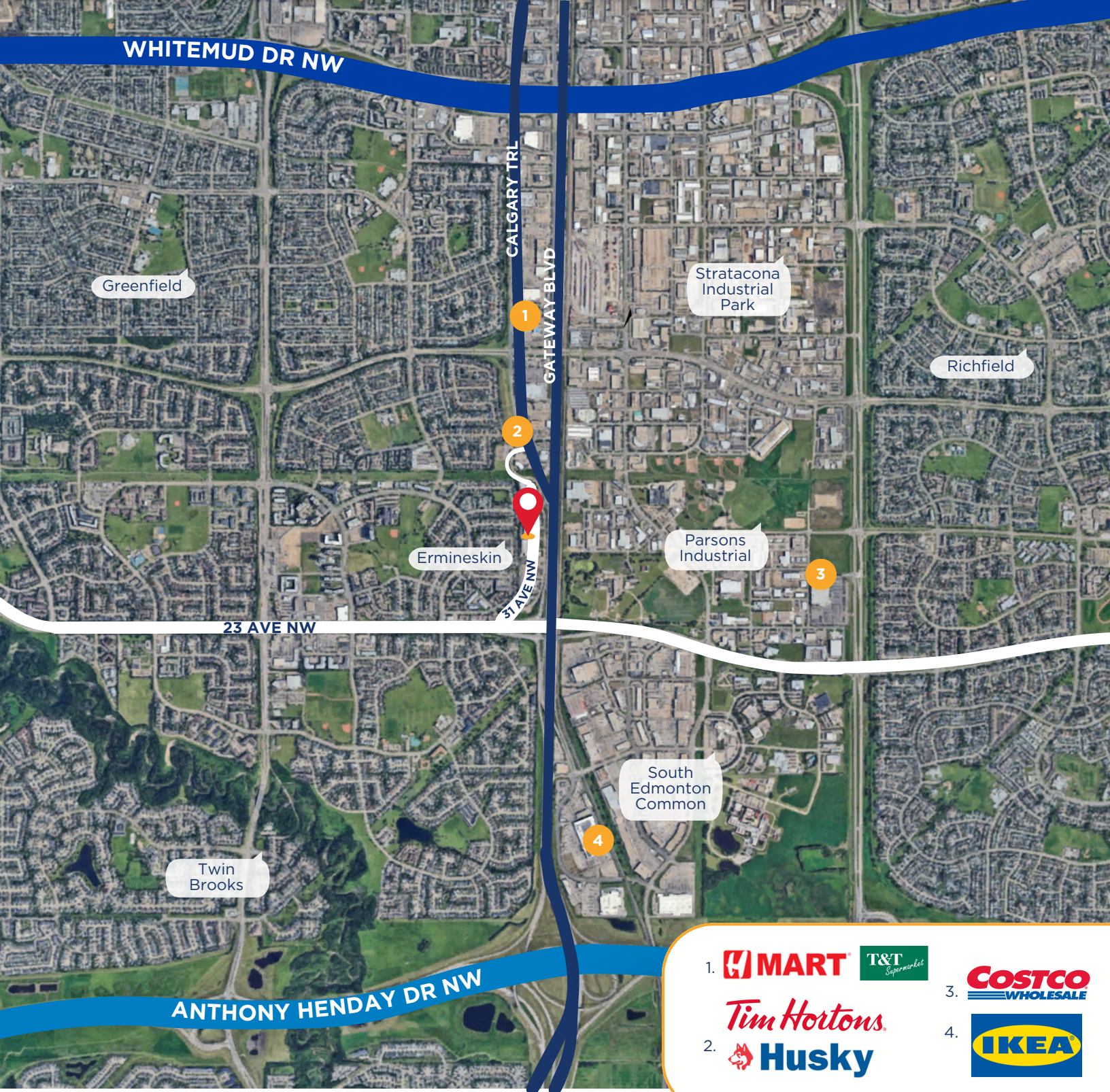
This prime location in the sought-after southern corridor of the city offers great potential. Investors can also purchase for future rental income.

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RAVI THAKUR, MBA, ACP, Vice President | Retail Sales & Leasing, New Developments

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1. **MART** T&T Supermarket
2. **Tim Hortons** **Husky**
3. **COSTCO WHOLESALE**
4. **IKEA**



HOUSING
Owner: 78.2%
Renter: 21.8%



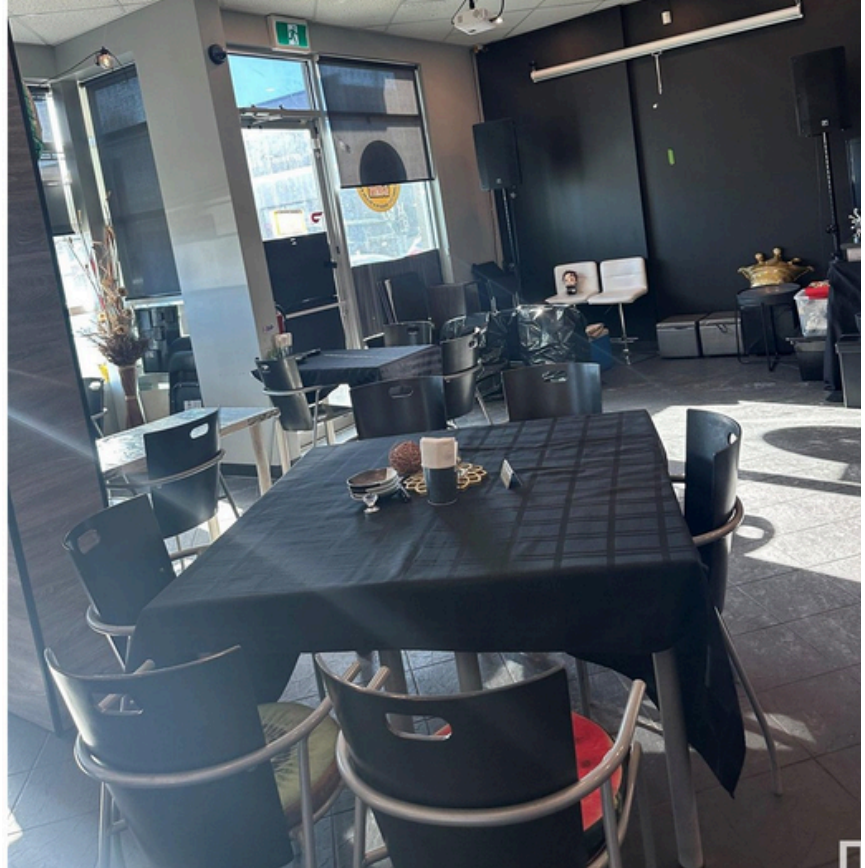
INCOME
Individual: \$55.7k
Family: \$127.0k



COMMUTE
86.9%
By Car



POPULATION
5,140
Ermineskin Area



CONTACT:

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