



## PROPERTY HIGHLIGHTS

### TURN-KEY HEALTH & WELLNESS SPACE

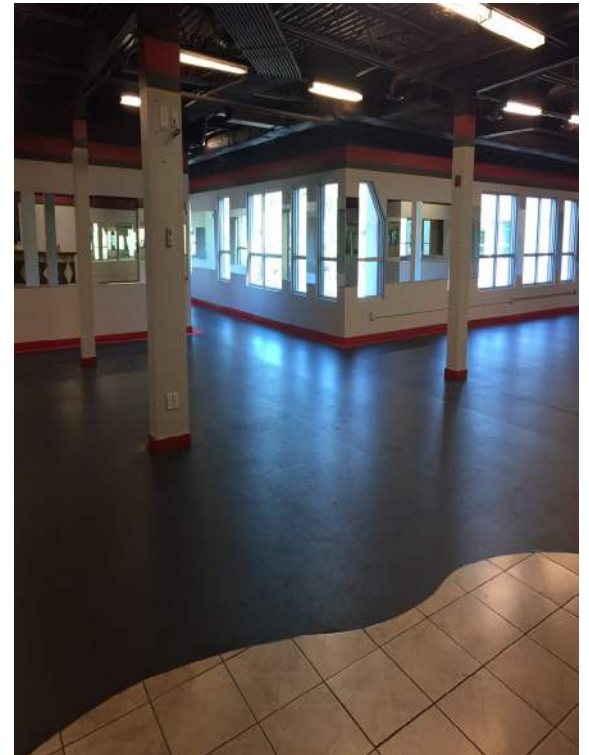
2920 CALGARY TRAIL, EDMONTON, AB

# FOR LEASE

- TURN-KEY HEALTH AND WELLNESS SPACE COMPRISED OF 4,647 SQ.FT(+/-) LOCATED ON THE SECOND FLOOR
- CORNER LOCATION IN GATEWAY VILLAGE SHOPPING PLAZA (FULLY LEASED)
- ABUNDANT LIGHTING THROUGHOUT
- GREAT EXPOSURE TO TRAFFIC FROM BOTH CALGARY TRAIL AND GATEWAY BOULEVARD
- EQUIPPED WITH WASHROOMS, MENS AND WOMENS CHANGE ROOMS AND MATTED FLOORS
- APPROXIMATELY 5 MINUTES AWAY FROM MAJOR RETAILERS: WINNERS, CHAPTERS, PET SMART, SAVE ON FOODS. LOCAL RESTAURANTS AND FAST FOOD SERVICES INCLUDING 33 MONGOLIA, THE CHOPPED LEAF AND TIM HORTONS AS WELL AS GAS STATIONS: PETRO CANADA, FAS GAS PLUS

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TURN-KEY HEALTH & WELLNESS SPACE



**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

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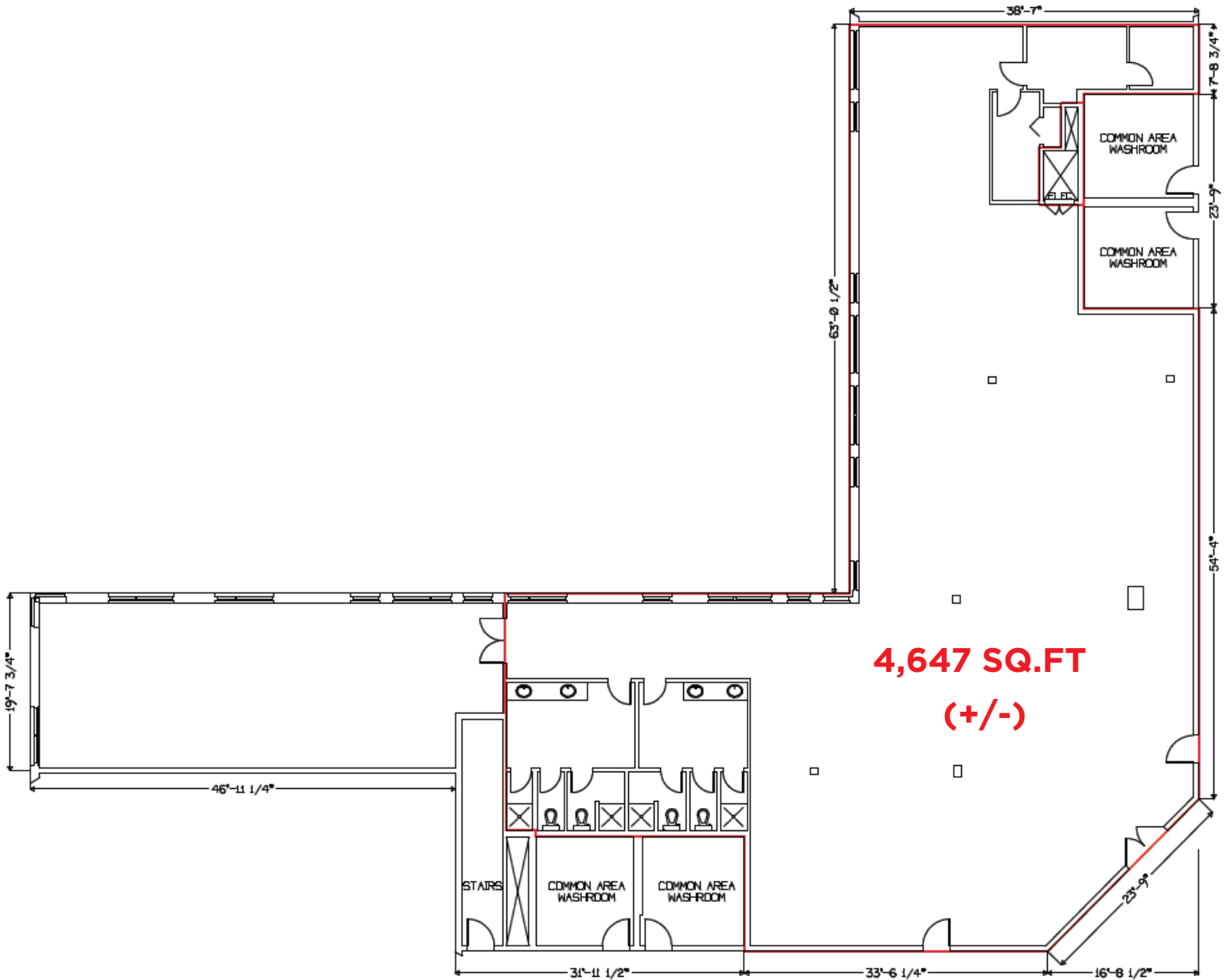
780.488.0888

[WWW.LIZOTTEREALESTATE.COM](http://WWW.LIZOTTEREALESTATE.COM)

#1201 10117 JASPER AVE. NW EDMONTON, AB T5J 1W8

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## TURN-KEY HEALTH & WELLNESS SPACE

### PROPERTY INFORMATION

**MUNICIPAL ADDRESS:** 2920 Calgary Trail, Edmonton, AB

**LEGAL ADDRESS:** Block 28, Plan 1021247

**SIZE:** 4,647 Sq.Ft (+/-)

**ZONING:** DC2 (28) (Site Specific Development Control Provision)

**POSSESSION:** Immediate/Negotiable

**PARKING:** Ample surface parking

**LEASE RATE:** Market

**OP.COSTS:** \$17.48/Sq.Ft (2016)

### MORE INFORMATION

**DAVID J. OLSON**  
SENIOR ASSOCIATE  
RETAIL LEASING & BUSINESS SALES

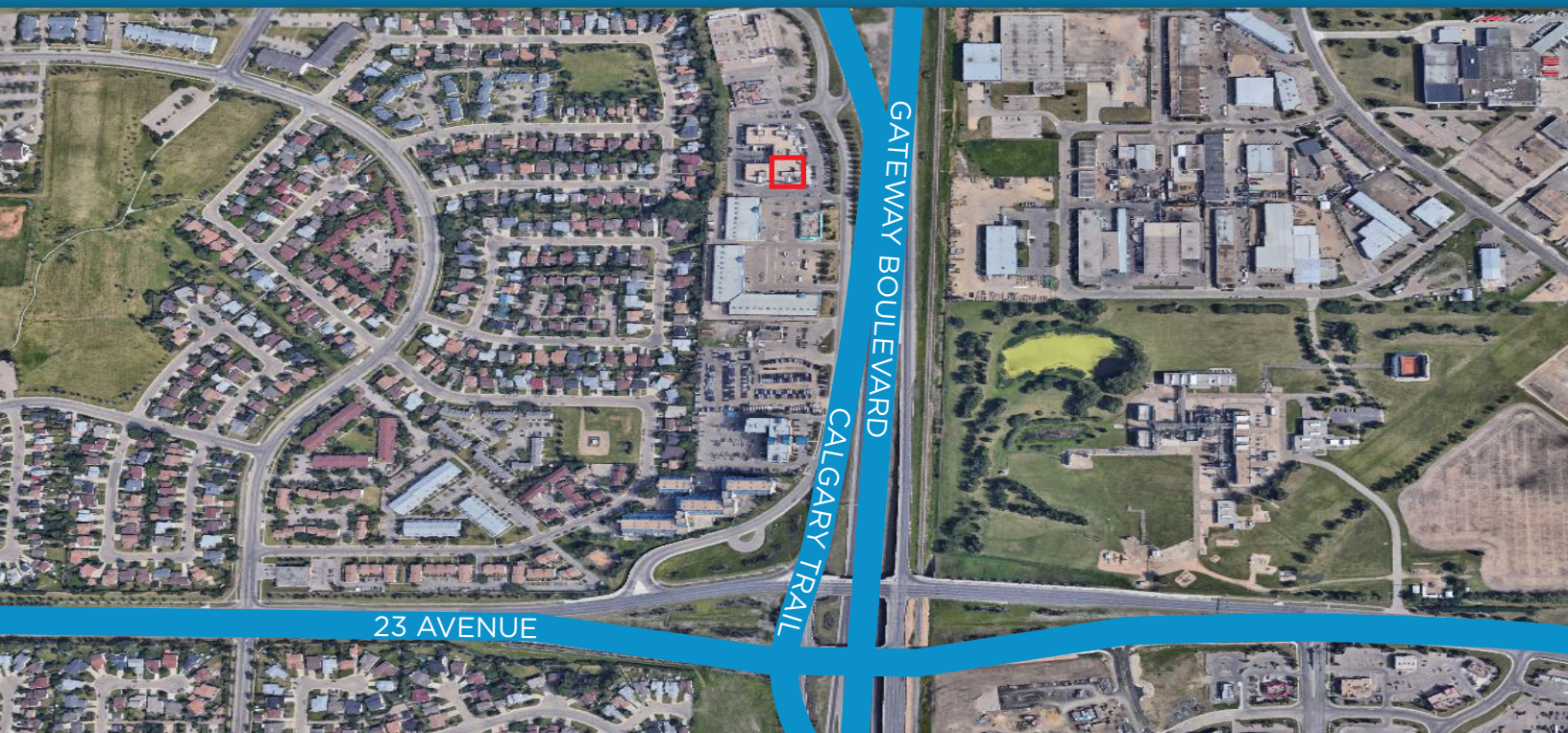
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