

FOR LEASE

1,069 Sq. Ft (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



805 Saddleback Road, Edmonton, AB

Neighborhood Retail Bay for Lease

Property Highlights

- **325 sq. ft. bonus mezzanine** space included at **no additional cost**
- Landlord will turnkey space for qualified tenants
- Plaza has historically low vacancy
- **Efficiently laid out the retail bay**
- Located in a busy plaza on 23 Avenue
- **Transit stop located directly in front**
- 16' - 18' ceilings (TBC)



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Property Information

Municipal Address: 805 Saddleback Road, Edmonton, AB

Legal Description: Lot 179, Block 8, Plan 3942MC

Size: 1,069 Sq. ft.
325 Sq. ft bonus mezzanine at no cost

Zoning: Convenience Commercial Zone (CNC)

Ceiling Height: 16' - 18' (TBC)

Lease Rate Starting at \$22/Sq. ft.
(turnkey deals will amortize a portion of the cost into lease rates)

Op. Costs: \$12/Sq. ft. plus utilities



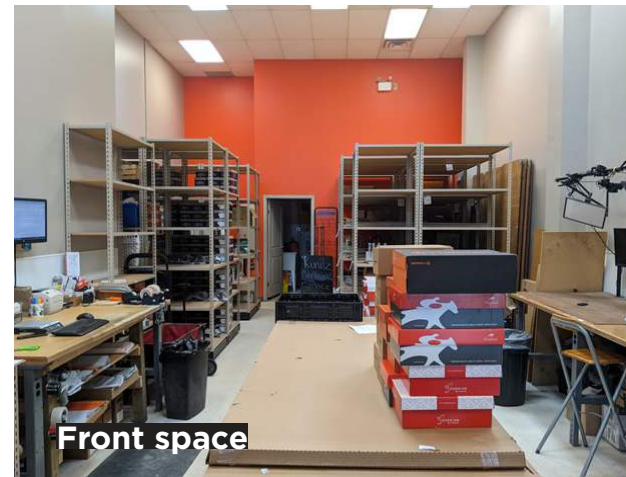
Demographic information

- Traffic: Approximately 23,000 VPD pass the site on 23 Avenue
- Population: 65,185 (3km)
- Average household income: \$135,088 (3km)
- Projected growth to 2026: 14% (3km)

Existing Tenants Include

Restaurant, pizza, medical clinic, pharmacy, nail, hair salon, massage, shoe outlet.

***** Cannabis and Liquor Stores are not suitable for the site**



Contact Associate

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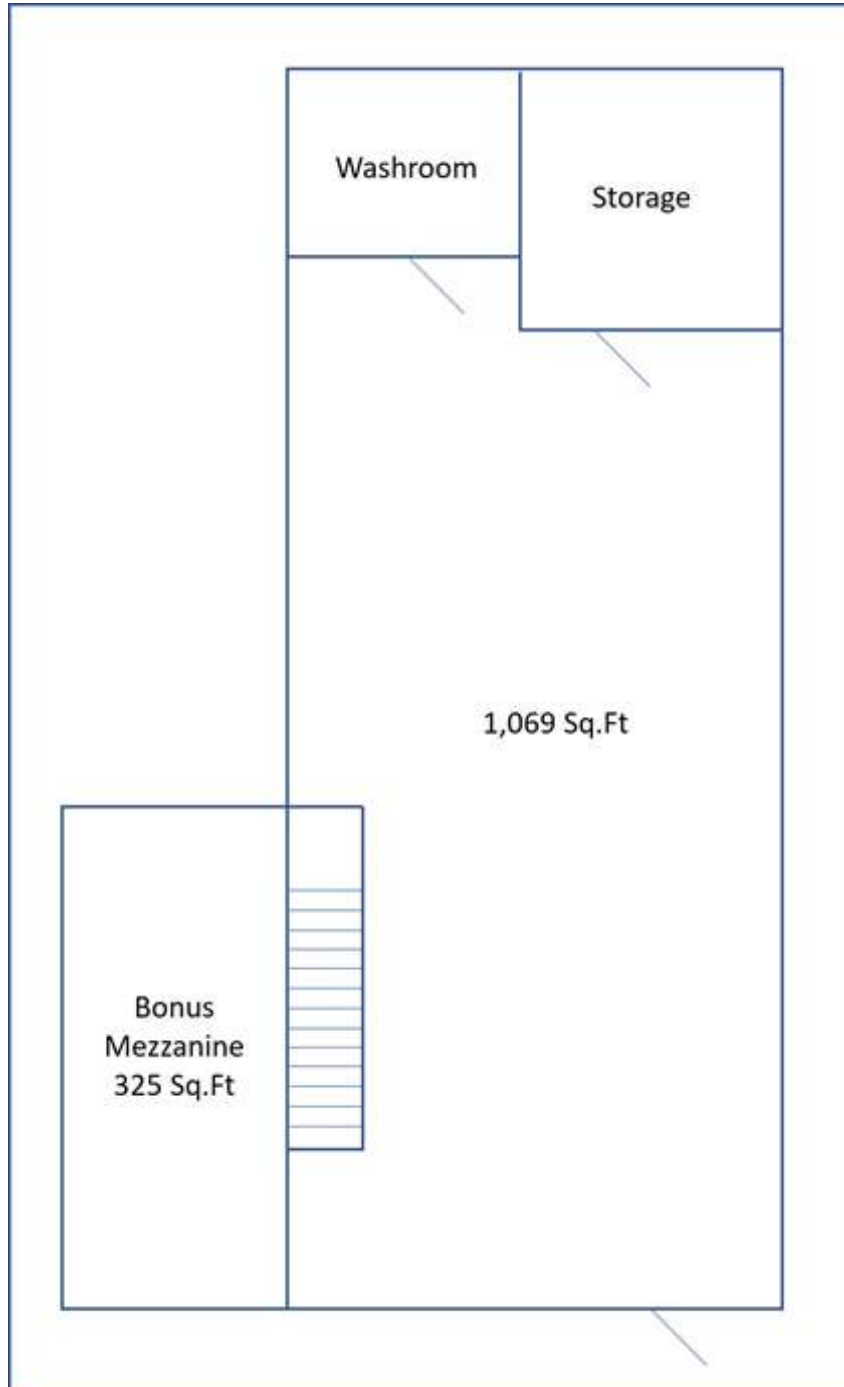
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Floor Plan



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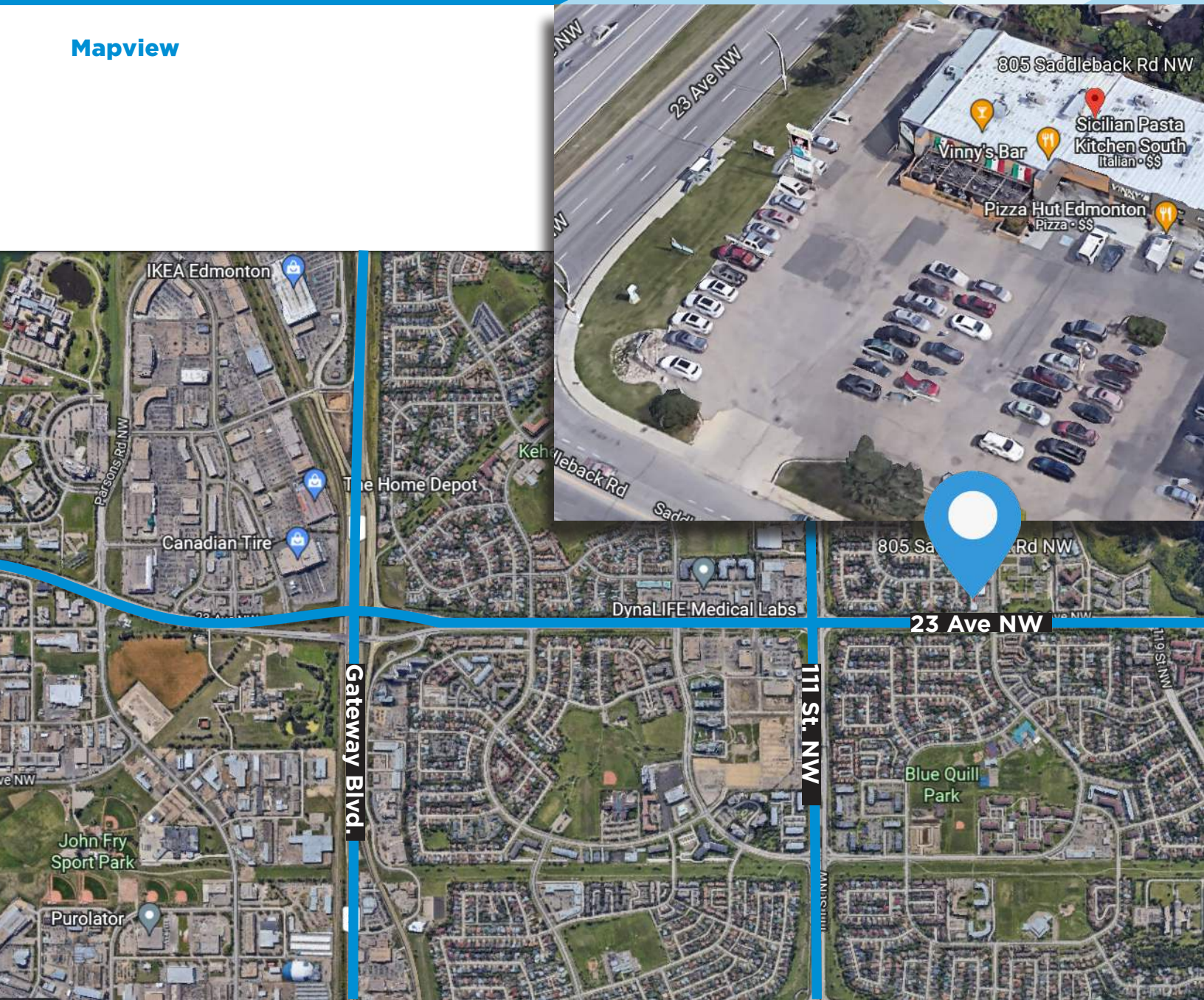
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Mapview



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