



For Lease: Fully Fixtured Pub & Restaurant

1319 EDMONTON TRAIL NE

Calgary, AB



Welcome to 1319 Edmonton Trail NE

1319 Edmonton Trail NE is a Class “A” building constructed in 2018 in the vibrant neighbourhood of Crescent Heights. Located along Edmonton Trail, this building enjoys high visibility and easy accessibility. Less than 10 minutes from Downtown Calgary, the building is surrounded by desirable and modern amenities.

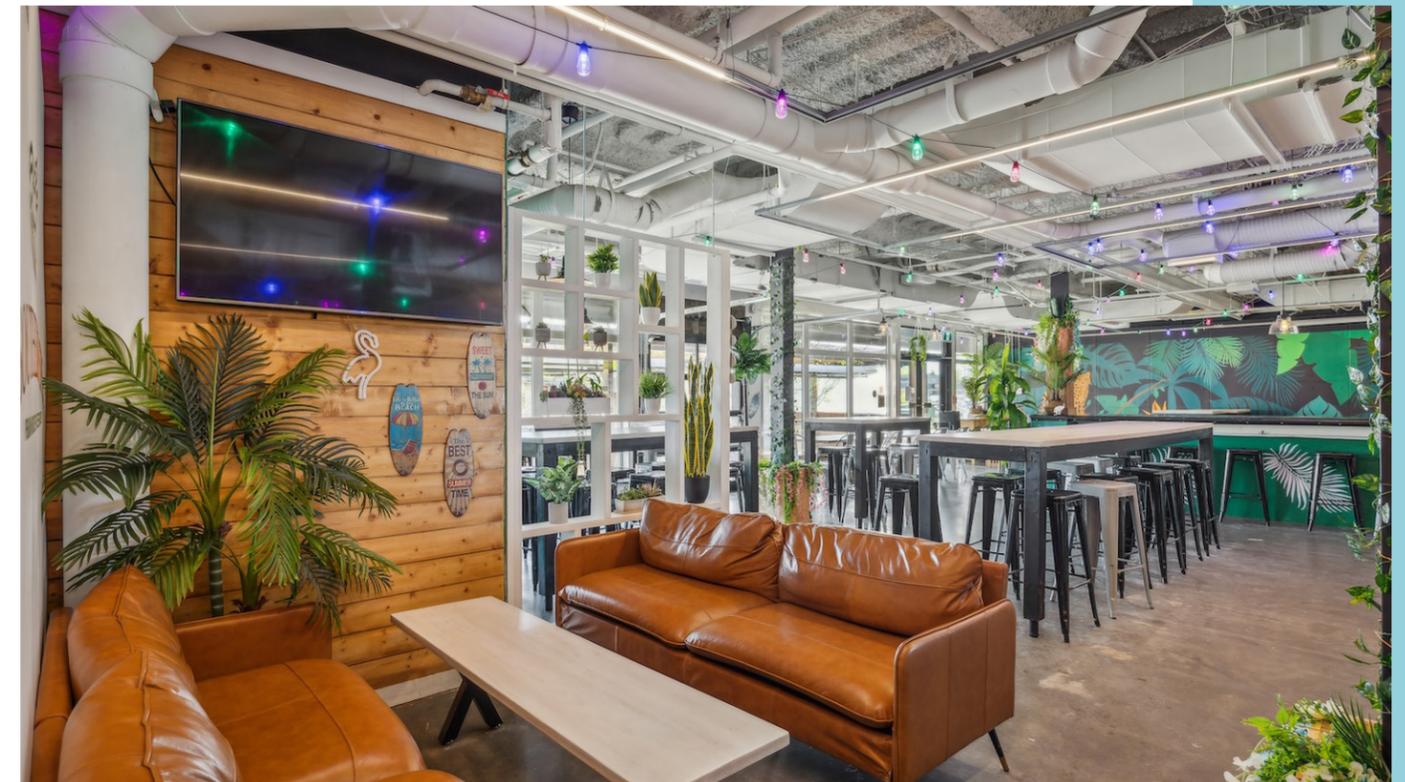


BUILDING DETAILS

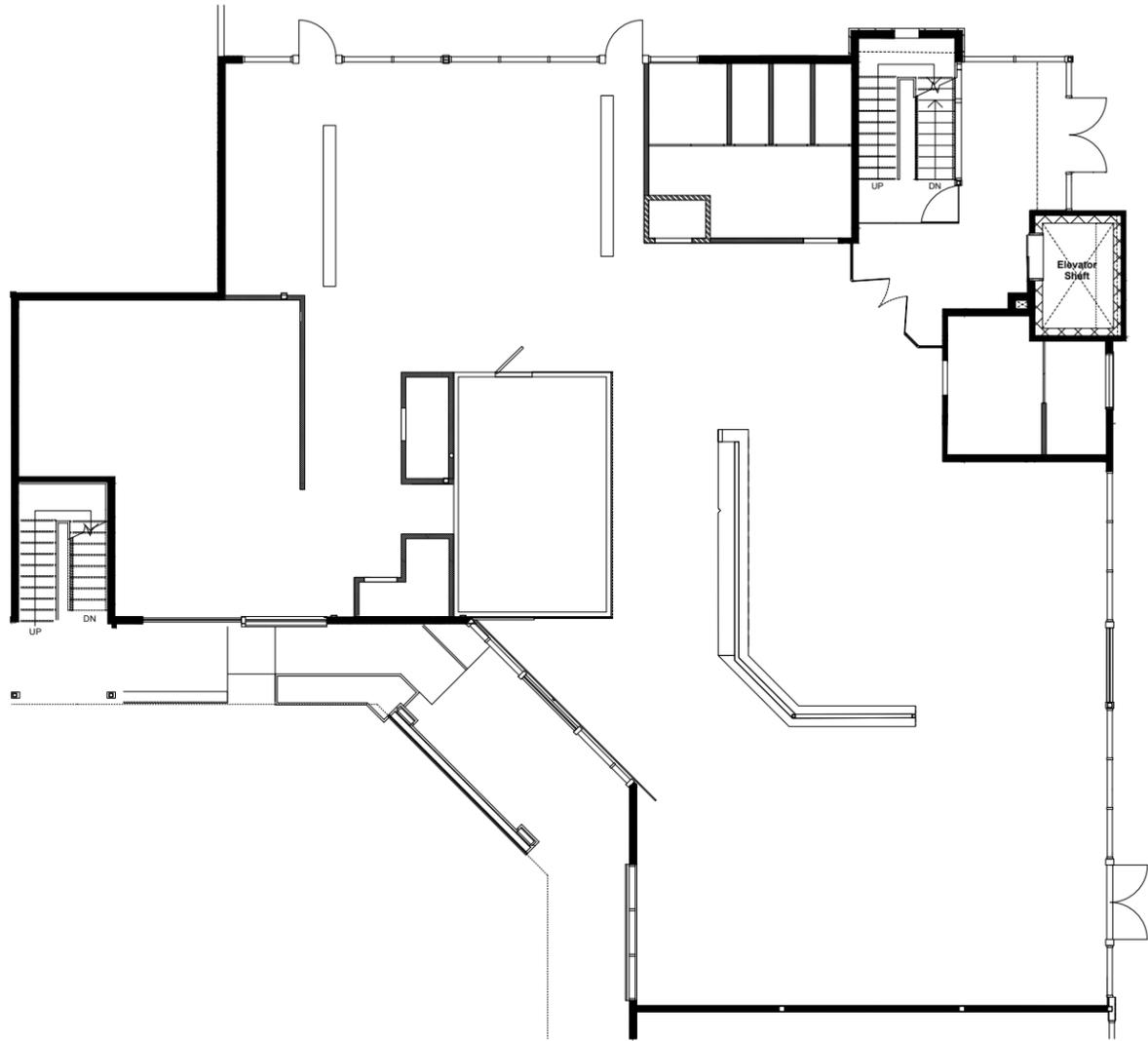
Available Space	Unit 100: 4,886 sf plus a patio space
Occupancy	Immediately
Lease Rate	\$34.00 psf
Operating Costs	\$23.85 psf (2024)
Year Built	2018
Zoning	C-COR2
Parking	4 underground staff stalls: \$150/month/stall Surface lot available for customers

PROPERTY HIGHLIGHTS

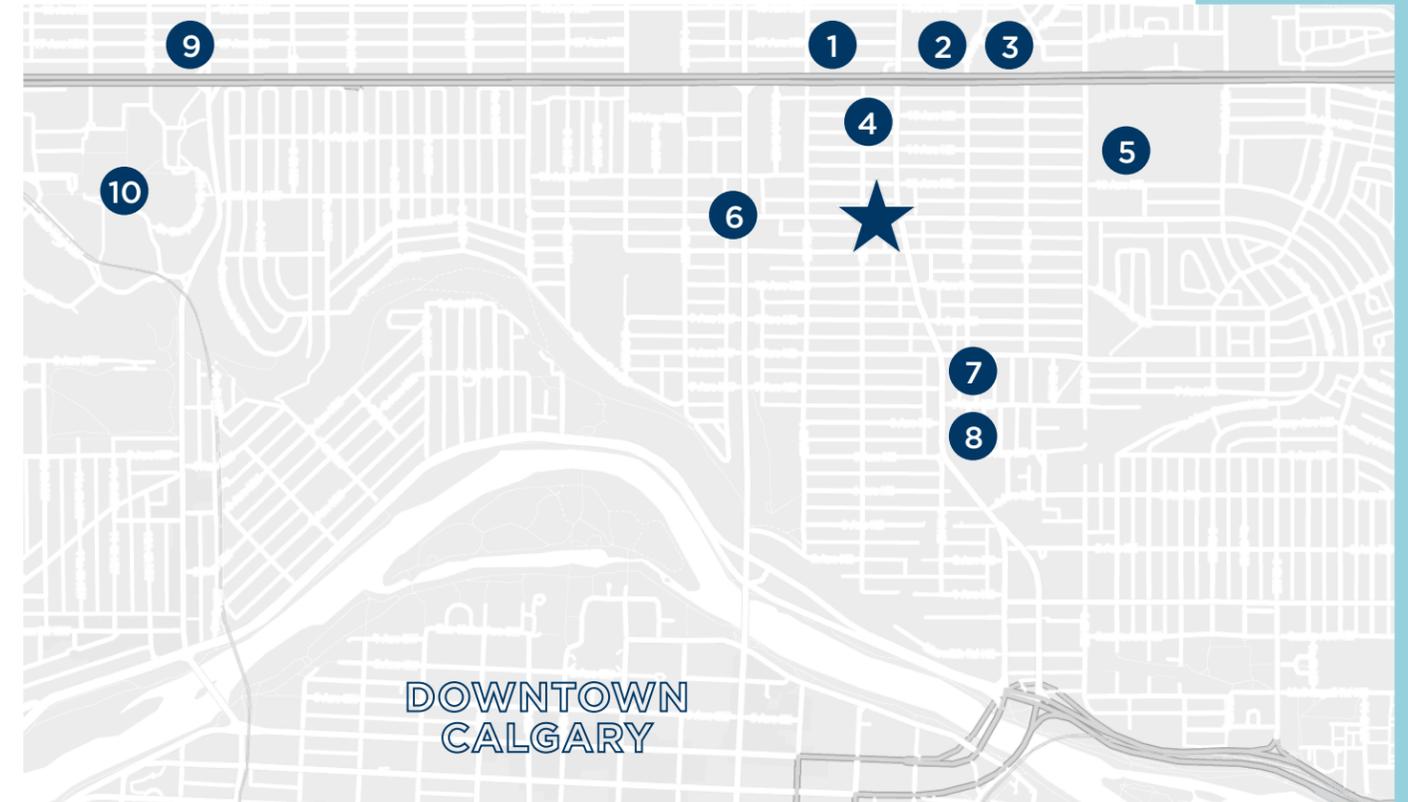
- Fully fixtured pub and restaurant infrastructure
- 41,000 vehicles on Edmonton Trail NE per day
- Versatile dining space with high ceilings and modern lighting
- Large windows and east-facing patio with garage door access
- Underground and surface parking



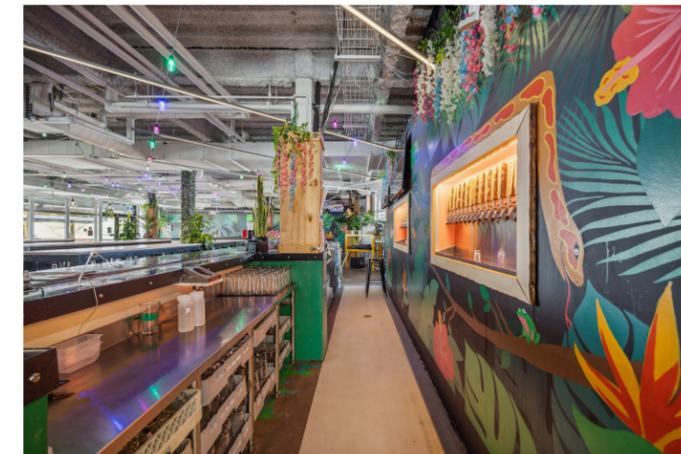
FLOOR PLAN



NEARBY AMENITIES



- | | |
|--|---|
| 1 Safeway, Starbucks | 6 Shoppers Drug Mart, Scotiabank, Tim Hortons |
| 2 Tim Hortons, Esso, Lambo Noodle Bar | 7 Boogie's Burgers, Subway, Renfrew Pharmacy |
| 3 Co-op, Co-op Gas Station, Petro-Canada | 8 diner deluxe, Courtyard, Taqueria El Charrito |
| 4 Peters' Drive-In, 7-Eleven, 7-Eleven Gas Station | 9 Starbucks, Earls Kitchen + Bar, Carl's Jr |
| 5 Renfrew Aquatic & Recreation Centre | 10 SAIT |



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