



**CUSHMAN &
WAKEFIELD**
Edmonton

Starlight INVESTMENTS

BONAVENTURE GATE, 13140 ST. ALBERT TRAIL EDMONTON

**FOR LEASE
7,277 SF AVAILABLE**

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

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. September 19, 2023

Nick Mytopher
Associate
587 597 5475
nick.mytopher@cwedm.com

Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedm.com

Kurt Paull, SIOR
Partner
780 702 4258
kurt.paull@cwedm.com

Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com

ABUNDANT ON-SITE PARKING

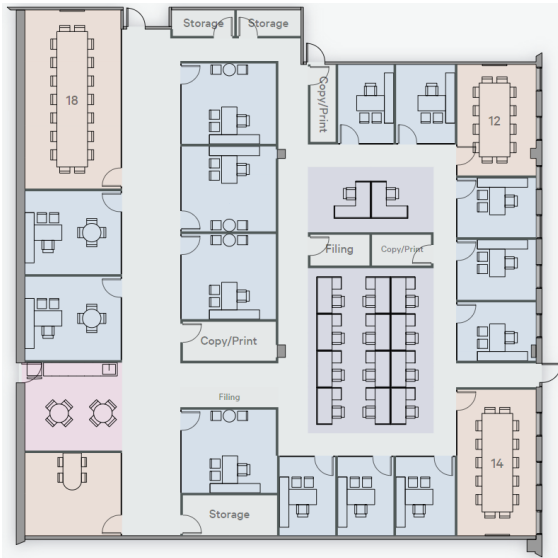
TURN-KEY PACKAGES AVAILABLE

ST. ALBERT TRAIL

THE OPPORTUNITY

- Convenient access to St. Albert Trail, Yellowhead & Anthony Henday Drive
- Ample surface parking with additional street parking available
- Prominent building and pylon signage opportunities with exposure to St. Albert trail
- Above market inducements including turnkey options or tenant allowance
- Fibre Optic available through Bell
- Variety of nearby amenities including restaurants, cafes and retail
- Professionally managed

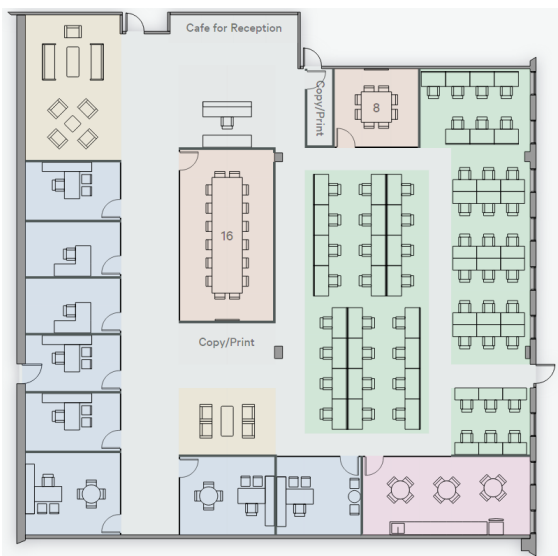
Concept 1



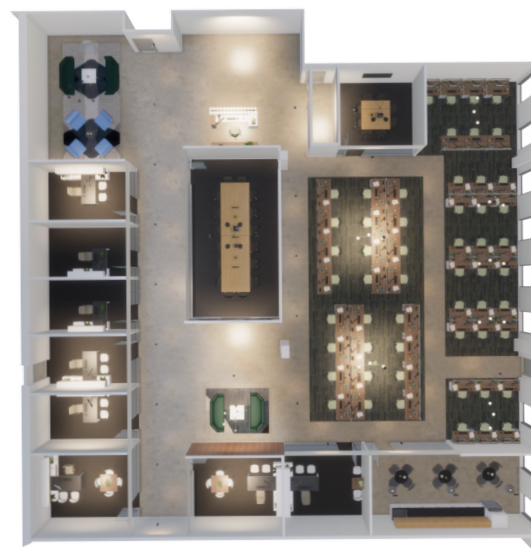
3D Plan



Concept 2



3D Plan



PROPERTY DETAILS

AVAILABLE AREA

7,277 SF

BASE RENT

Starting at \$10.00 Per SF

OPERATING COSTS

\$11.25 Per SF

TI ALLOWANCE

Negotiable

AVAILABILITY

Immediately

ZONING

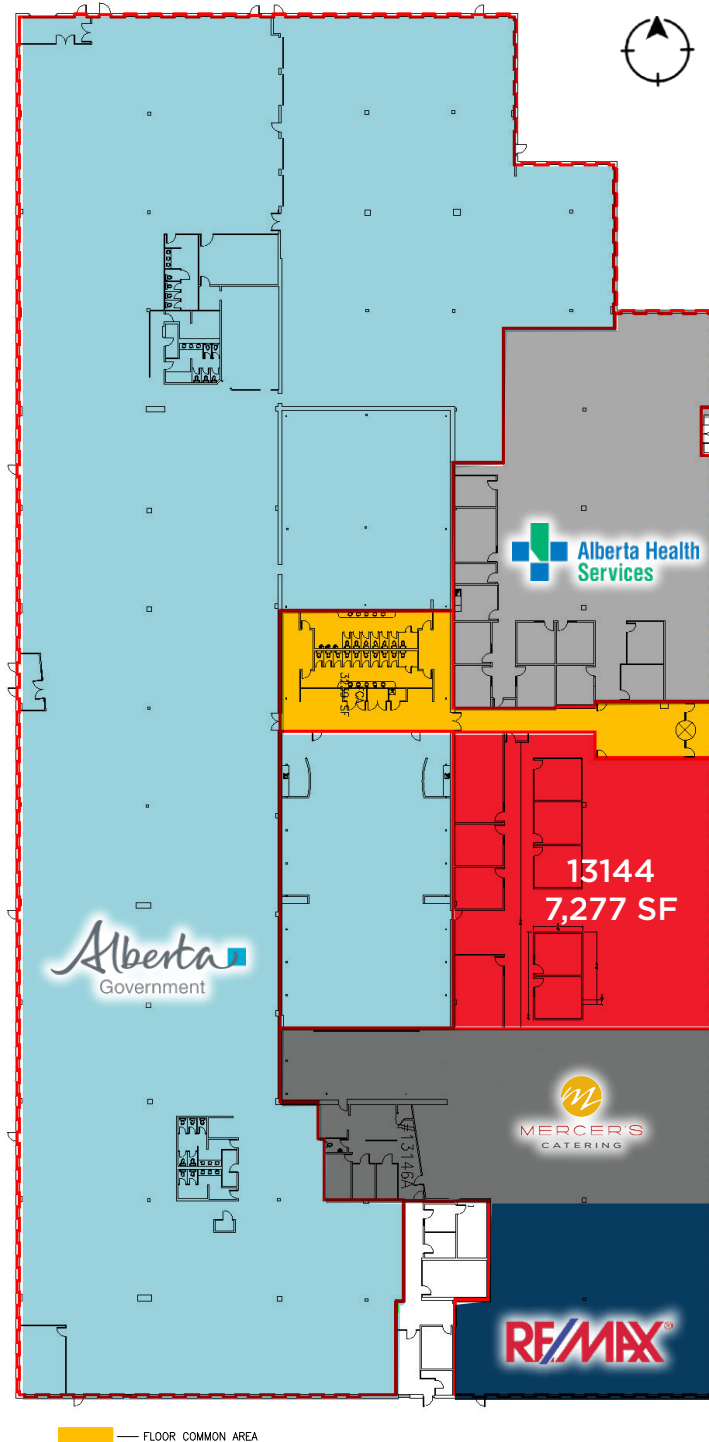
IB (Industrial Business)

PARKING

4 stalls per 1,000 SF
plus additional street parking

PERMITTED USES

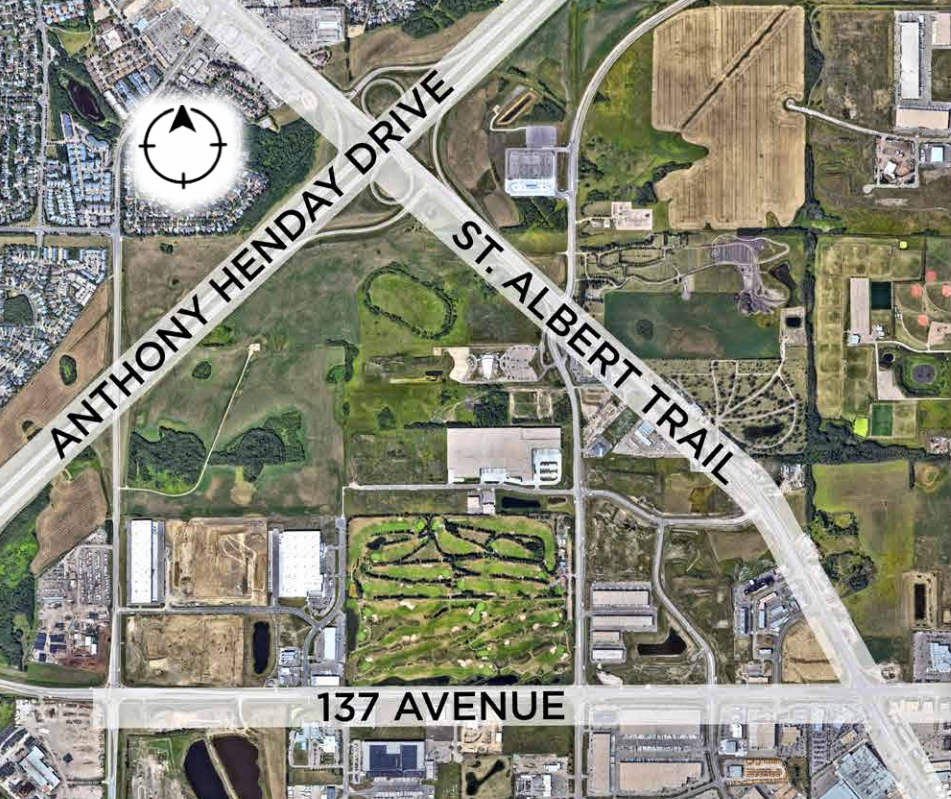
- Business Support Services
- Breweries, Wineries and Distilleries
- Cannabis Retail Sales
- Creation and Production Establishments
- Equipment Rentals, provided that all equipment and goods for rent are contained within an enclosed building
- Gas Bars
- General Industrial Uses
- Liquor Stores
- Major Service Stations
- Minor Service Stations
- Professional, Financial and Office Support Services
- Special Event



SITE PHOTOS




SITE AERIAL




137 AVENUE


DEMOGRAPHICS

 POPULATION


	1km	3km	5km
	2,781	39,243	118,810

 HOUSEHOLDS

	1km	3km	5km
	919	14,593	46,123

 AVERAGE INCOME

	1km	3km	5km
	\$93,586	\$95,971	\$98,874

 VEHICLES PER DAY
37,000 on St Albert Trail
in front of property

Nick Mytopher
Associate
587 597 5475
nick.mytopher@cwedm.com

Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedm.com

Kurt Paull, SIOR
Partner
780 702 4258
kurt.paull@cwedm.com

Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. September 19, 2023

