



**13574 FORT ROAD | EDMONTON, AB | RETAIL**

**PROPERTY FEATURES**

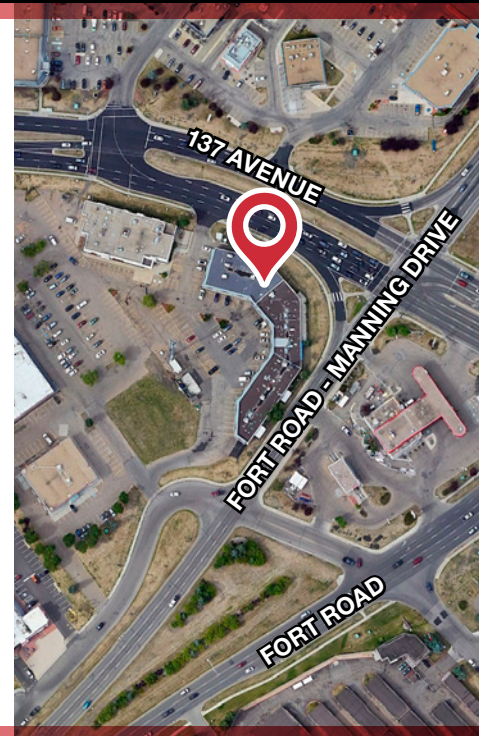
- Highly visible shopping centre with exposure to both 137 Avenue and Fort Road
- Centrally located between both commercial and residential areas
- Extensive parking facilities
- All directional access
- Multiple other retailers in the area to draw in customer traffic

**CHAD SNOW**

Broker, President  
780 436 7410  
csnow@naiedmonton.com

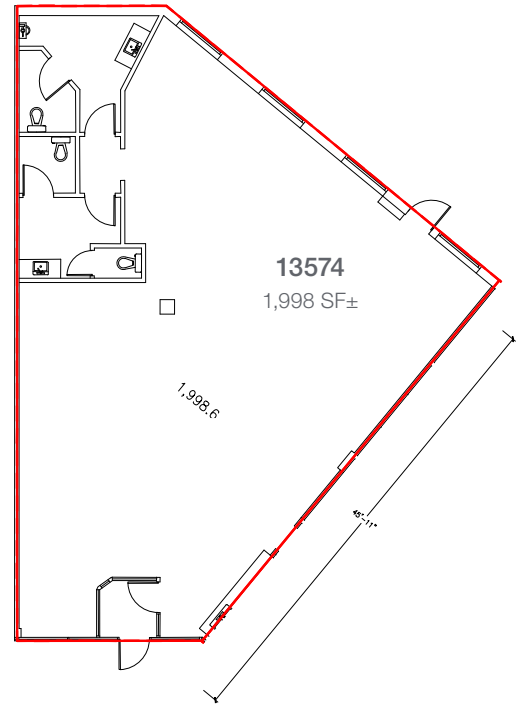
**KARI MARTIN**

Senior Associate  
780 435 5301  
kmartin@naiedmonton.com



**ADDITIONAL INFORMATION**

|                   |   |
|-------------------|---|
| SIZE              | 1,998 sq.ft.±   |
| LEGAL DESCRIPTION | Plan 1641ET, Block B, Lot 1   |
| ZONING            | CG (General Commercial)   |
| AVAILABLE         | Immediately   |
| NET LEASE RATE    | \$20.00 per sq.ft. per annum  |
| OPERATING COSTS   | \$11.50 per sq. ft. (2024/25 estimate) Includes property taxes, common area maintenance, building insurance and management fees. Utilities (gas, power and water) are separately metered. |



FOR ILLUSTRATIVE PURPOSES ONLY • MAY NOT BE EXACT

