

± 4,435 SF - 9,362 SF RETAIL SPACE  
PRIME BRIDGELAND LOCATION

CDNGLOBAL®



**FOR LEASE**

**77 Edmonton Trail NE**

Bridgeland, Calgary, AB

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# FOR LEASE | 77 Edmonton Trail NE

Calgary, Alberta

## PROPERTY DETAILS

- ZONING:** Commercial Corridor 2 (Retail Use)
- SIZE:**
  - Unit 1: (Leased to Bridgeland Distillery) **LEASED**
  - Unit 2: ± 3,623 SF
  - Unit 3: ± 4,435 SF
  - Unit 4: ± 4,927 SF
  - Unit 3 & 4: ± 9,362 SF
- SITE SIZE:** 0.67 Ac
- PREVIOUS USE:** Eisenberg's Fine Furniture (Quality Furniture Retailer)
- TRAFFIC COUNT:** 19,000 Cars / day on Edmonton Tr. North  
19,000 Cars / day on Edmonton T.I South
- SURFACE PARKING:** 15 - 20 Parking Stalls
- UNDERGROUND PARKING:** 22 Parking Stalls
- STREET PARKING:** Ample 1 - Hour Free Parking
- BASE RENT:**
  - Unit 3 & 4 (Both Units) Starting at \$17.00 PSF
  - Unit 2, 3 or 4 (Single Unit) Starting at \$20.00 PSF
- OPERATING COST (EST. 2021):** \$5.39 PSF
  - \*Utilities extra
- PROPERTY TAX (EST.2021):** \$4.26 PSF
- LEASE TERM:** 5 - 10 Years
- AVAILABILITY:** 90 Days from Deal Completion

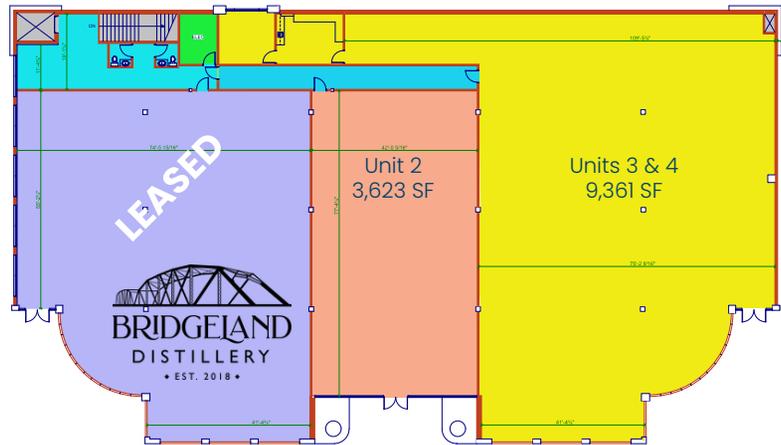


## COMMENTS

- Units available: Unit 2 (± 3,623 SF), Unit 3 (± 4,435 SF), Unit 4 (± 4,927 SF), Unit 3 & Unit 4 (± 9,362 SF)
- Five minutes to downtown
- Community of Bridgeland with exposure to Edmonton Trail & Walking Distance to Downtown, River Walk, Bike Path Network, East Village, China Town, and Bridgeland LRT Memorial Station
- 77 Edmonton Trail is immediately North of Remington's newly constructed & leased Meredith Block (a 182,481 SF class A office building). Benevity, Inc. is key tenant
- Bridgeland is a vibrant inner city community which has experienced growth, redevelopment & investment
- Deal completed on Unit 1 with Bridgeland Distillery open to public as of August 2019

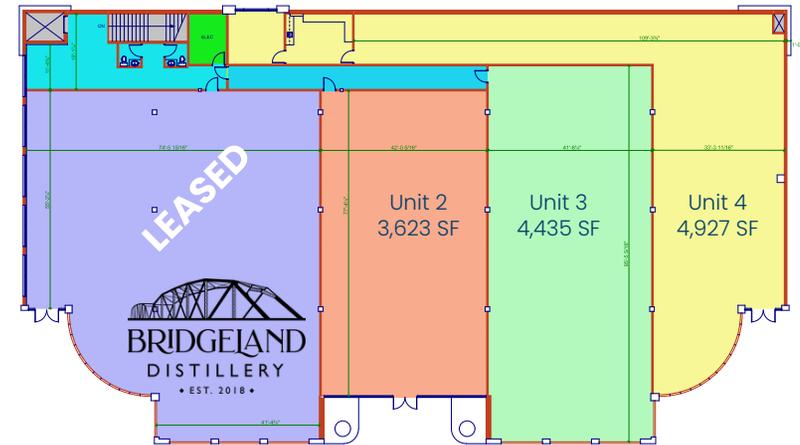


## PROPOSED DEMISABLE LAYOUT 1



Proposed Unit	Square Footage	Base Rent
• 1	± 6,510-SF	LEASED
• 2	± 3,623 SF	Starting at \$17.00 PSF
• 3 & 4	± 9,362 SF	Starting at \$17.00 PSF

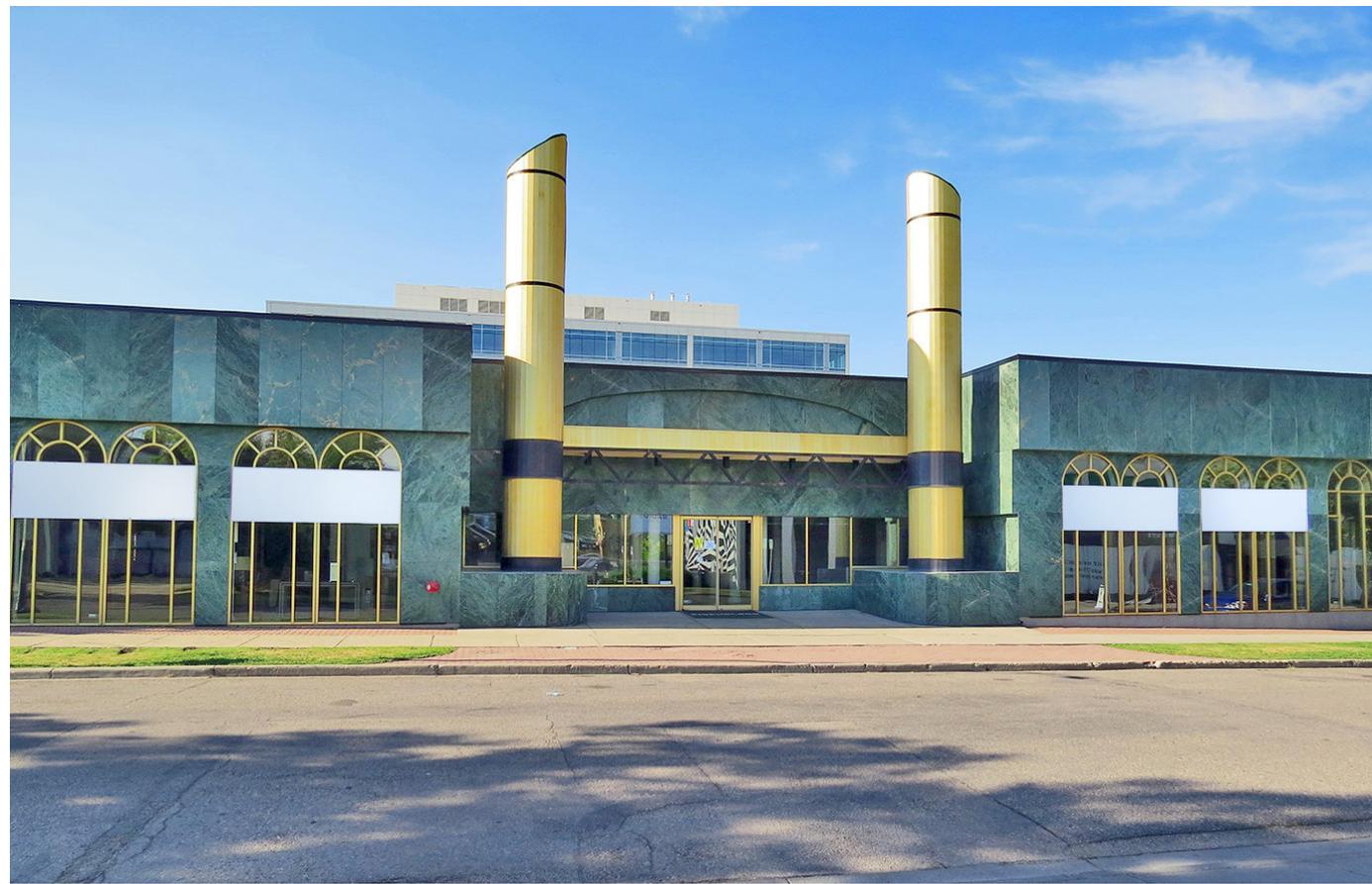
## PROPOSED DEMISABLE LAYOUT 2



Proposed Unit	Square Footage	Net Rent
• 1	± 6,510-SF	LEASED
• 2	± 3,623 SF	Starting at \$20.00 PSF
• 3	± 4,435 SF	Starting at \$20.00 PSF
• 4	± 4,927 SF	Starting at \$20.00 PSF

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Picture courtesy of Bridgeland Distillery



The above particulars are submitted to the best of our knowledge and are subject to change without notice. CDN GLOBAL ADVISORS LTD. does not assume responsibility for any errors or omissions. **CDN GLOBAL ADVISORS LTD.**



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## CONTACT US

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StudioBell  
National Music Centre

ev east village

RIO CAN  
Shopping Centre Under Construction



DENTOLOGIST

HEARTH FIREPLACE DEPOT

MD FINANCIAL  
CMA COMPANIES

Meridith Block

WHITEHALL

the WOMEN'S CENTRE

Blush Lane ORGANICS  
LOCAL & ORGANIC PRODUCE  
Calgary & Edmonton, AB - Vancouver, BC

77 Edmonton Trail NE

LUKES  
BIBB MARS

mino  
Condominiums Under Construction

BRIDGE LAND DISTILLERY

Marsh Road NE

VILLA FIRENZE  
Ristoria Italiana Cucina

Edmonton Trail South Bound:  
19,000 Vehicles/Day

Edmonton Trail North Bound:  
19,000 Vehicles/Day

Troy Shoppe Jewellers