

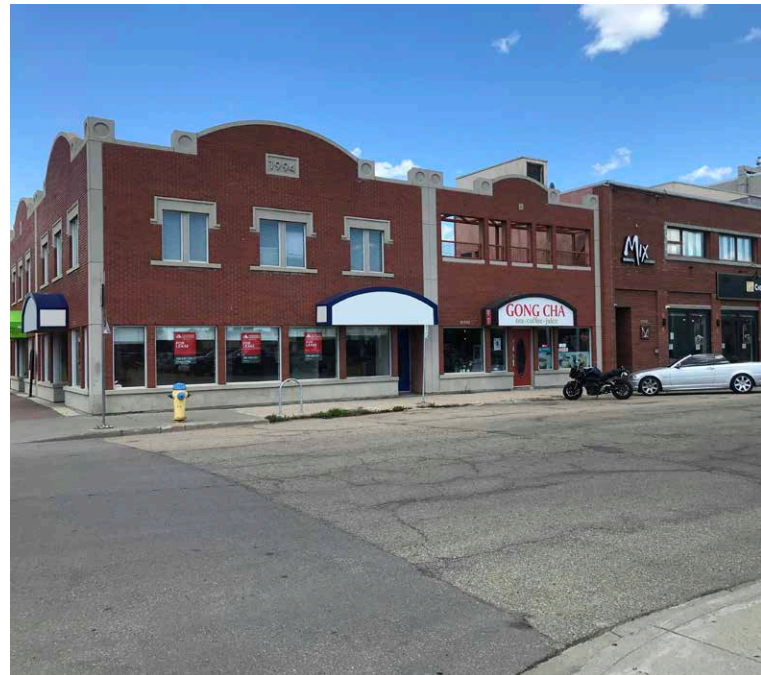
**GREAT ACCESS AND VISIBILITY**



## Up to 2,600 SF Available!

### Property Highlights

- Two units available, can be combined
- 864 SF on main floor; 322 SF on developed mezzanine, with two offices
- 854 SF on main floor; 560 SF on developed mezzanine
- Both units have existing washrooms
- Strategically located on Calgary Trail South just south of Whyte Avenue, Strathcona Shoppes on Fourth is part of one of Edmonton's most popular retail corridors
- The centre has very good access and exposure, where 104 Street sees over 21,100 vehicles per day
- Has ample parking on site at rear plus street front parking on both the south and west sides
- Other tenants in the centre include NongBu Korean Eatery, Shambhala Tattoos, Pita Pit, Hair Inc, Gong Cha Tea, Chef Hung Taiwanese and Mix Lounge (2<sup>nd</sup> floor)
- Other tenants in the area include Extra Foods, Shoppers Drug Mart, The Pint, and ATB



### David Cooney

Partner

780 917 8327

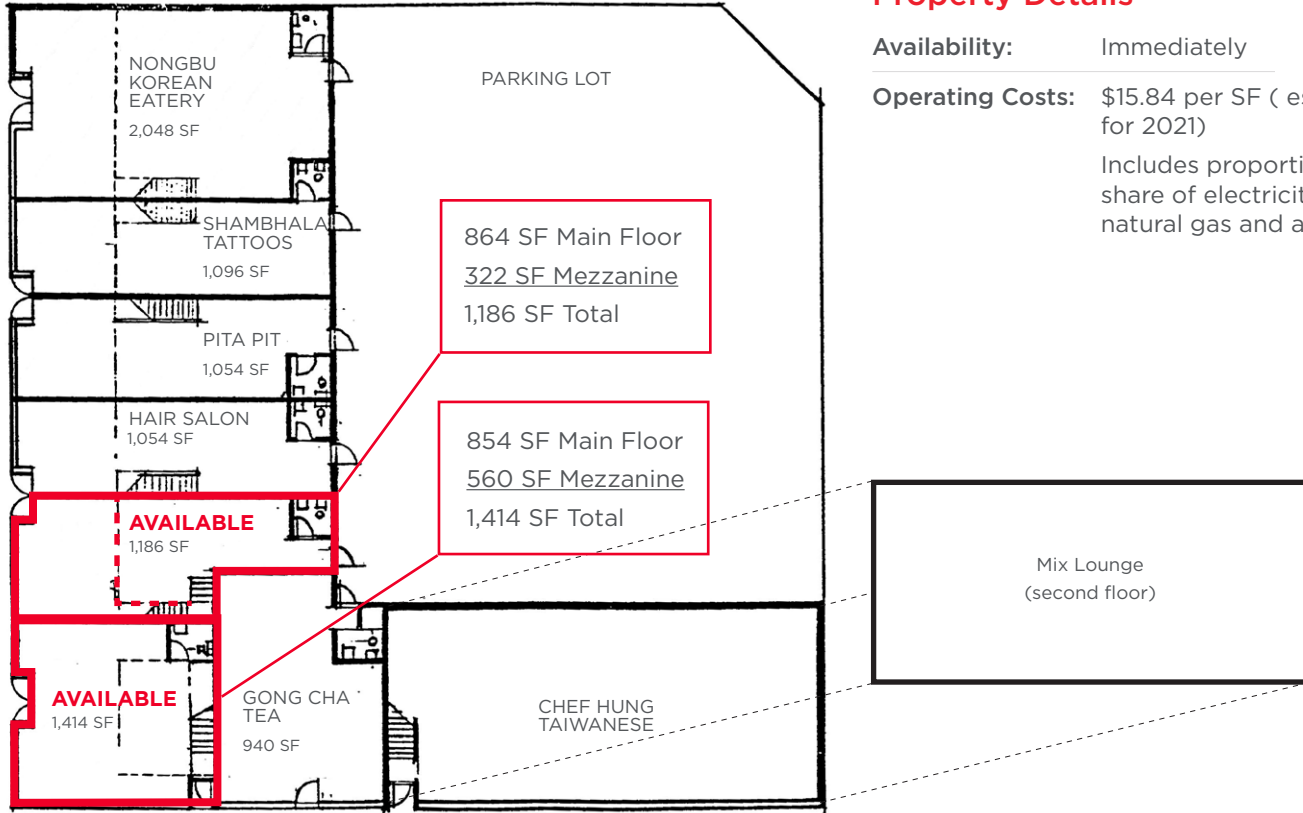
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**Site Plan**



**Aerial**



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