



898-
5,883 SF
Available

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WAYNE GRETZKY RETAIL/OFFICE

FOR LEASE | 11845 Wayne Gretzky Drive NW Edmonton, AB

This spacious build to suit space is readily awaiting new tenants to revitalize and rejuvenate this area. Ideal for retail, restaurant, or fitness concepts and businesses. Separate entrance, patio and custom options are all feasible and willing to be explored. Pictures are renderings of potential new facade based on tenant needs.

- Demisable space with multiple floor plan options and street facing signage
- Abundant parking available for staff and customers to utilize
- Great exposure and traffic from the hotel
- 10 minute drive to Downtown Edmonton
- Across the street from Tim Hortons and adjacent to Caribbean's Finest with a burgeoning food scene
- Hotel banquet space available for conferences, corporate meetings and events

LEGAL DESCRIPTION

Plan RN98, Block 2, Lot 4-15

SQUARE FOOTAGE

898-5,883 sf

OCCUPANCY

Immediately

NET BASE RENT

Negotiable

OPERATING COSTS

TBD

SURFACE PARKING

Available

FOR MORE INFORMATION, PLEASE
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THE BUILDING & LOCATION

Built in 1983, this retail space is a build to suit opportunity a short distance from downtown Edmonton and a convenient commute through major thoroughfares including Yellowhead Trail, Fort Road, Wayne Gretzky Drive, and Anthony Henday Drive.

The building is in close proximity to a residential population of over 26,185 and neighbours with the Edmonton Expo.



Main Floor
Demisable and Build to Suit



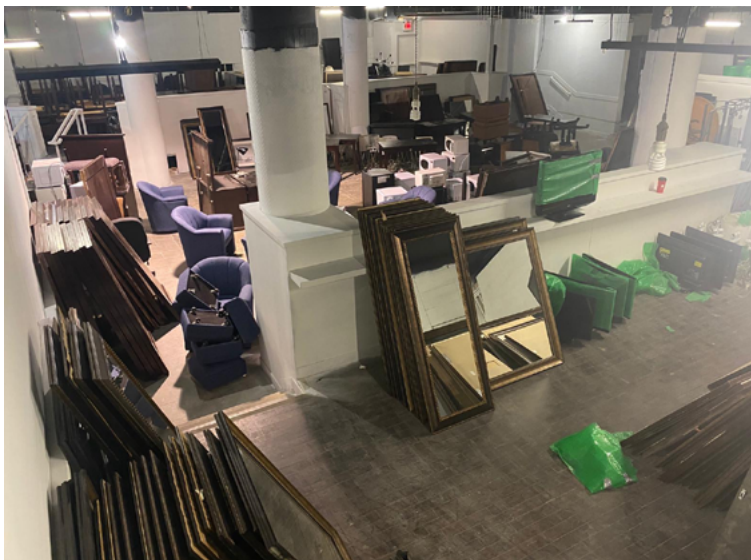
Household Income
\$98,672 Average Household Income

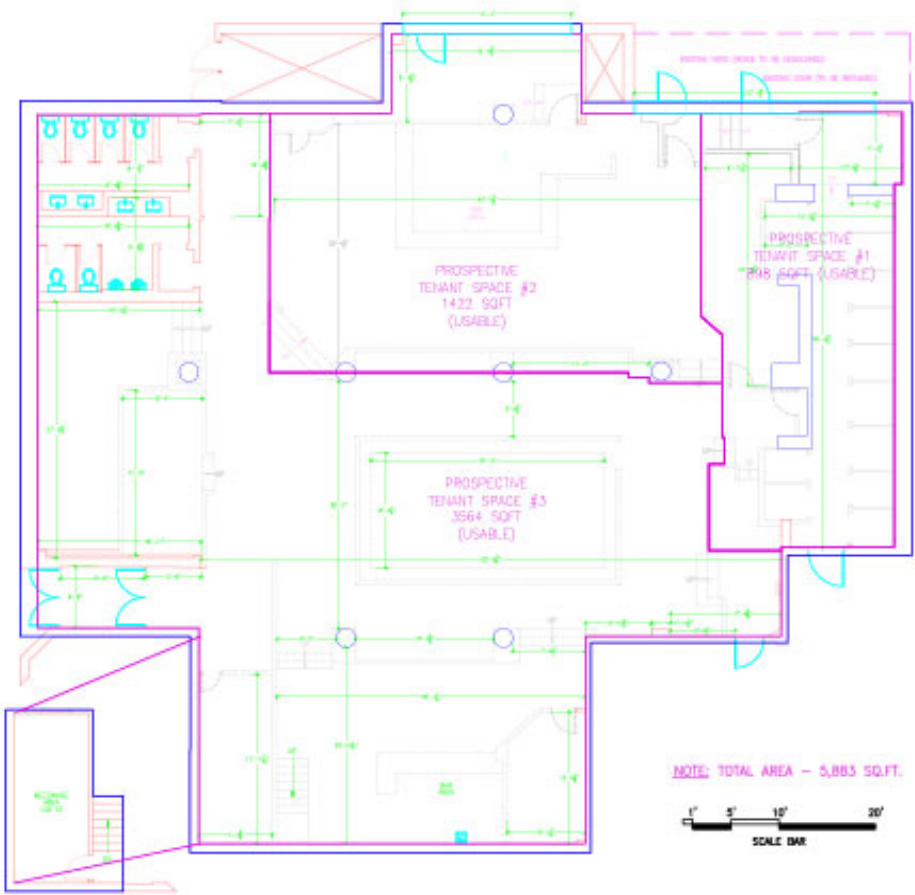


Parking
Parkade Parking for Staff and Customers



Exposure
43,900 VPD Traffic Counts Along Wayne Gretzky Drive





11845 WAYNE GRETZKY DRIVE EDMONTON, AB			
DRAWN BY: ANS	DATE 18-09-10	CHECKED BY: ANS	DATE 18-09-10
SCALE: 1/16" = 1' 0" (TBC)	DRAWING: 11845		COMMENTS: PROSPECTIVE RETAIL CONVERSION - V#1

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Available: Immediately

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**THINKERS. BUILDERS.
ACCELERATORS.**

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