

RETAIL OPPORTUNITY

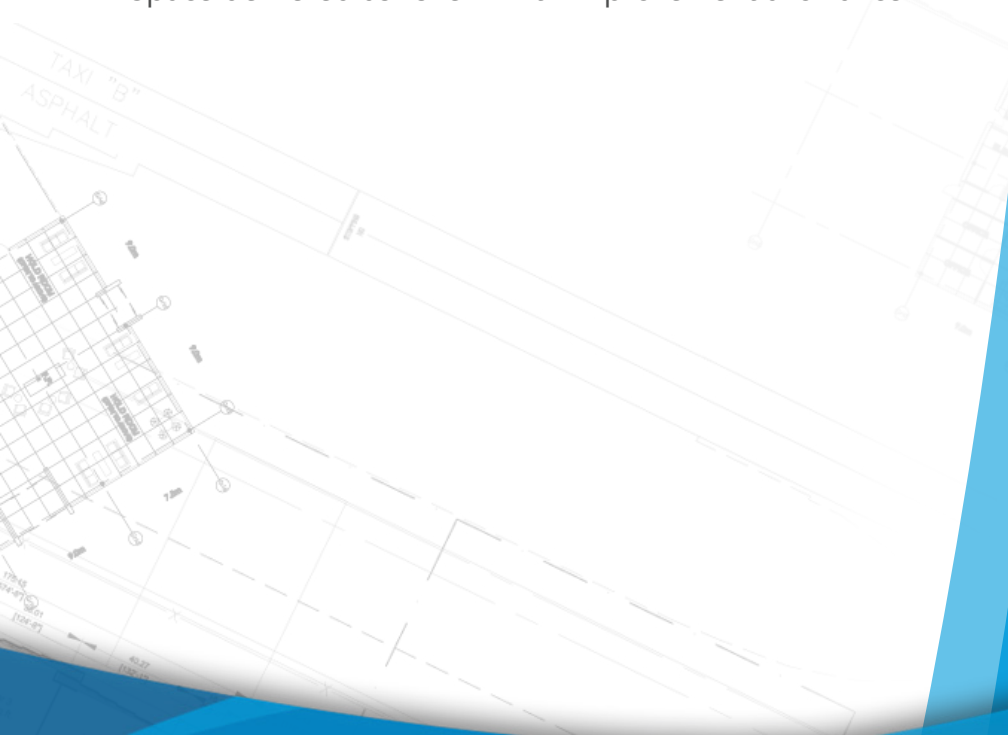
WHITEMUD AND GATEWAY

4150 101 Street
Edmonton, Alberta



SITE FEATURES

- New roof (2013).
- 28' clear ceilings.
- Exterior renovation complete in June 2013.
- Pylon sign available.
- Excellent parking.
- Outstanding visibility from Whitemud and Gateway.
- Space delivered as "shell" with improvement allowance.



Available Space:

2 x 9,175 SF

1 x 18,245 SF

Base Rent:

\$14 PSF - \$16 PSF

Improvement

Allowance: \$10 PSF

Renovations

complete in

Summer 2013

Operating Costs:

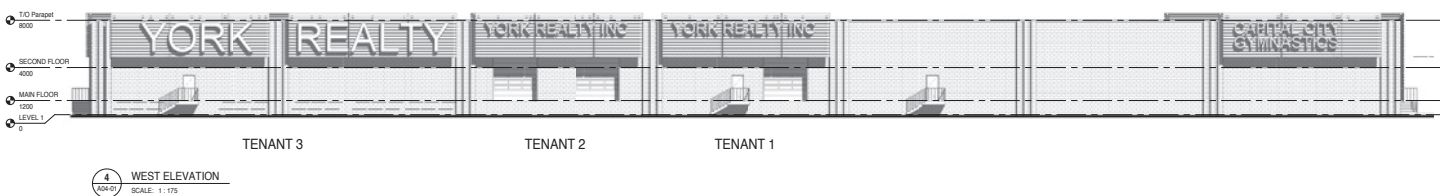
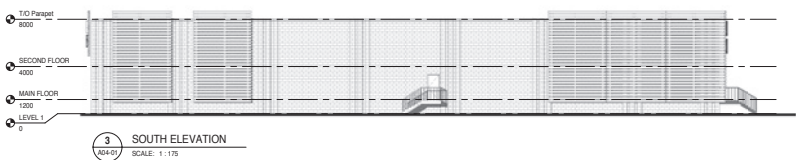
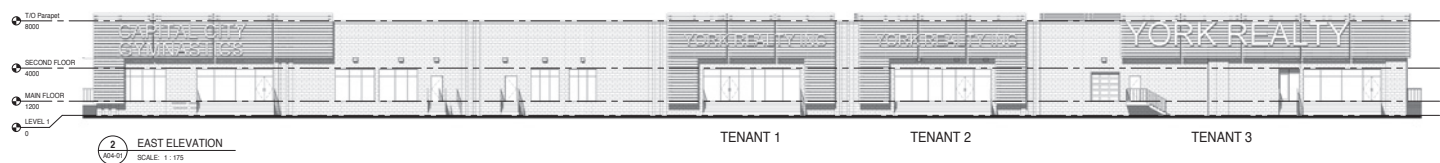
\$4 PSF



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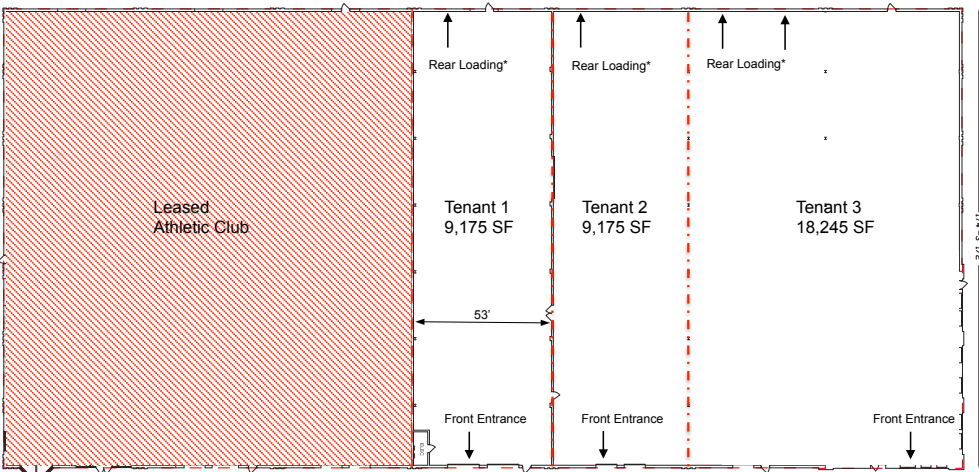
ELEVATION



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FLOORPLAN AND LOCATION



EXISTING FLOORPLATE

