

**FOR LEASE**

**SOUTH TRAIL PLAZA**

**NAI Commercial**



**4420 CALGARY TRAIL NW | EDMONTON, AB | HIGH TRAFFIC RETAIL OPPORTUNITY**

#### PROPERTY DESCRIPTION

- Prominent small bay retail opportunity
- 1,076 sq.ft.± available for immediate possession
- Multiple access points from Calgary Trail
- DC2 Zoning allows for a wide variety of uses
- Join F45, Popeyes, Syphay Restaurant, Red Swan Pizza, Pharmasave and more

#### DANIEL YARMON

Vice President, Retail Division  
587 635 5609  
dyarmon@naiedmonton.com

#### CHAD GRIFFITHS

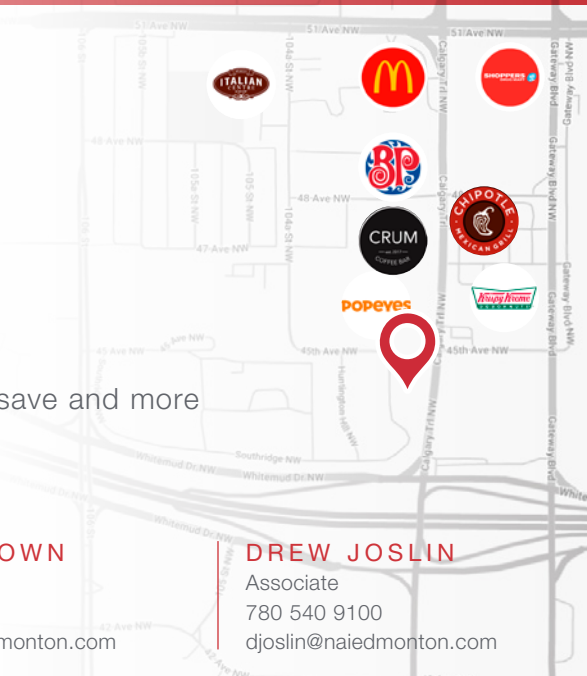
Partner  
780 436 7414  
cgriffiths@naiedmonton.com

#### RYAN BROWN

Partner  
587 635 2486  
rbrown@naiedmonton.com

#### DREW JOSLIN

Associate  
780 540 9100  
djoslin@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM





53,229  
POPULATION



50,778  
EMPLOYEES



3,870  
BUSINESSES



\$1.5B  
TOTAL CONSUMER  
SPENDING



\$98,811  
AVERAGE HOUSEHOLD  
INCOME



41,690 VPD  
CALGARY TRAIL  
NORTH OF 46 AVE

2025 COSTAR DEMOGRAPHICS WITHIN 3KM RADIUS

## ADDITIONAL INFORMATION

LEGAL ADDRESS Plan 1820228 Block 30 Lot 16

SIZE AVAILABLE 1,076 sq.ft.±

ZONING DC2

AVAILABLE Immediately

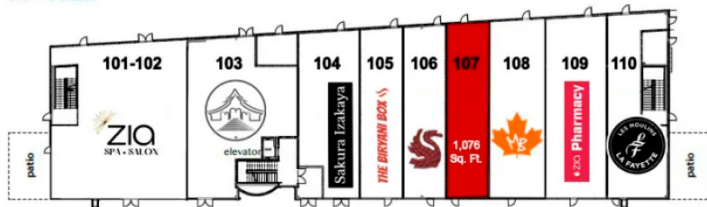
YEAR BUILT 2019

PARKING 172 surface parking stalls

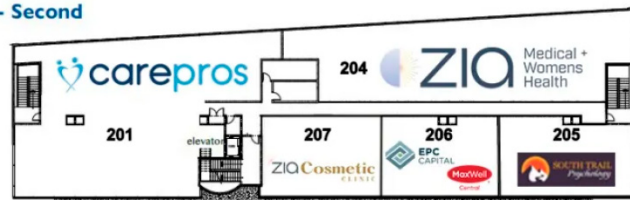
LEASE RATE Market

OPERATING COSTS \$20.00/sq.ft./annum (2025)  
Includes property taxes, building insurance, common area maintenance and management fees

### A - Main



### A - Second



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAI EDMONTON.COM

6789-A CG25