

For Lease



ISLAND FOOD  
and Convenience Store  
East Indian . African . Arab  
Halal Meat . Pop . Slurpees  
780-705-3335



CLAIREVIEW VILLAGE

14049 Victoria Trail  
EDMONTON, ALBERTA

## HIGHLIGHTS

- Fully functional and equipped (all equipment may be included, negotiable) meat shop in very busy Claireview Village Shopping Centre
- Potential for a small restaurant

## PROPERTY DESCRIPTION

<b>Unit Size:</b>	1,417 sq.ft +/-
<b>Availability:</b>	Immediately
<b>Asking Base Rent:</b>	\$24.00/sq.ft
<b>Op Cost:</b>	\$20.60/sq.ft (including utilities 2025 est.)
<b>Parking:</b>	360 Stalls for the complex
<b>Year Built:</b>	1980



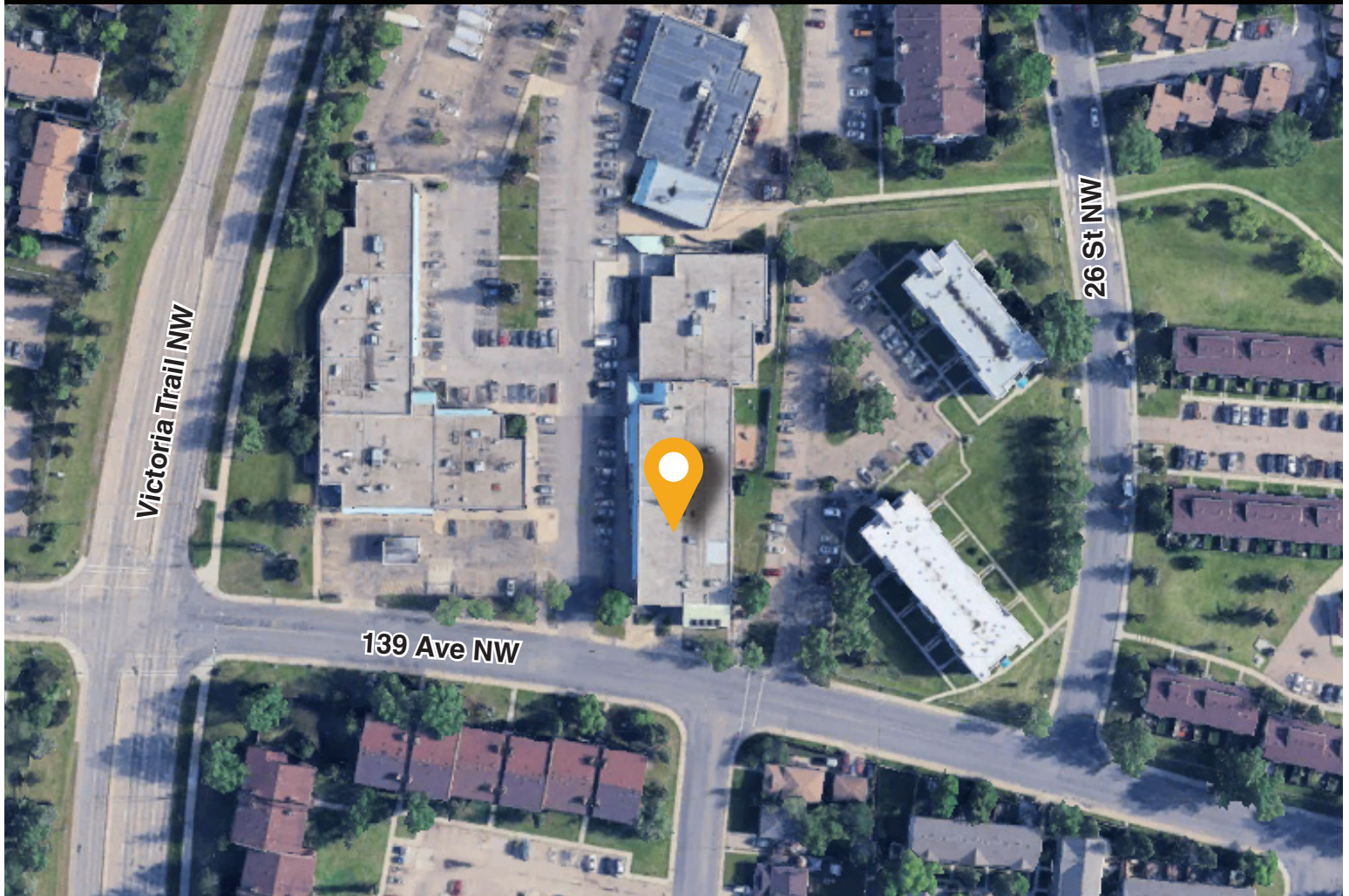
**HEAD OFFICE**  
Suite 300, 1324 - 11 Avenue SW  
Calgary, Alberta T3C 0M6  
Toll Free 1.800.750.6766  
[AvenueCommercial.com](http://AvenueCommercial.com)

**AVENUE** | Commercial  
Real Estate Solutions



# LOCATION

14049 Victoria Trail, Edmonton, Alberta



## CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

**Hennadiy (Ghena) Menyaylov**

*Senior Associate*

**780.278.3398**

ghena@avenuecommercial.ca

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which Avenue Commercial deems reliable. The information contained herein is subject to change without notice.



### HEAD OFFICE

Suite 300, 1324 – 11 Avenue SW  
Calgary, Alberta T3C 0M6

**Main** 403.802.6766

**Toll Free** 800.750.6766

[AvenueCommercial.com](http://AvenueCommercial.com)

