



RETAIL UNITS WITH PATIO

13558/13560 Fort Road NW
Edmonton, Alberta

Property Features

- Building recently refaced for an exciting new modern look
- Multi-tenant retail property with options up to 4,450 sq.ft.±
- Existing patio opportunity
- Highly visible location with exposure to both 137 Avenue and Fort Road
- Centrally located between both commercial and residential areas
- Extensive parking facilities

Chad Snow

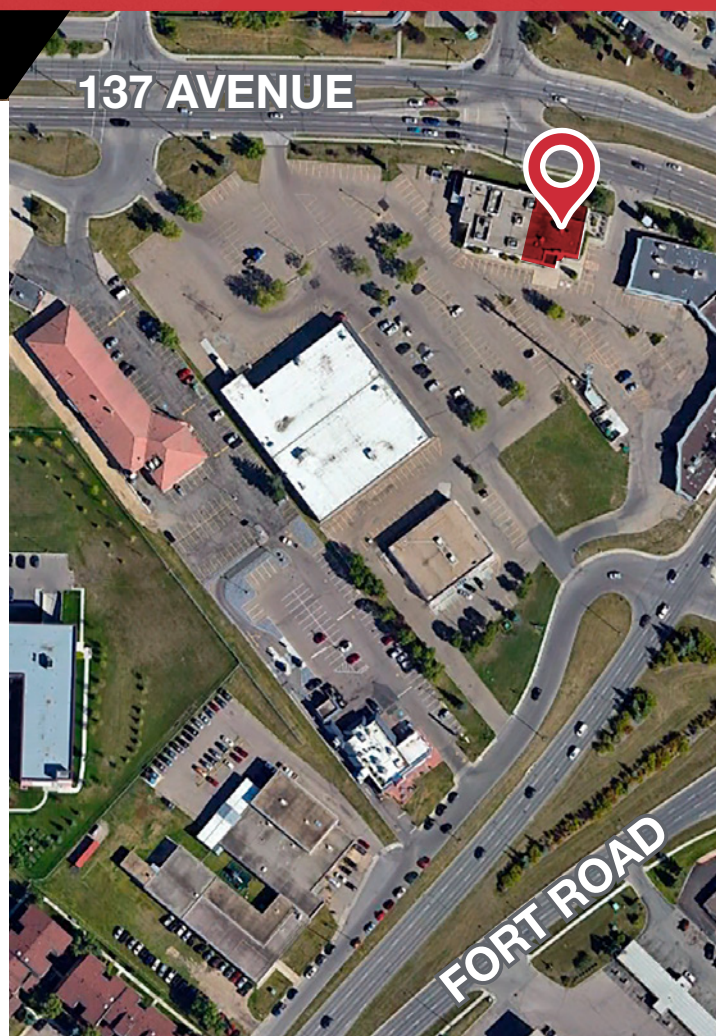
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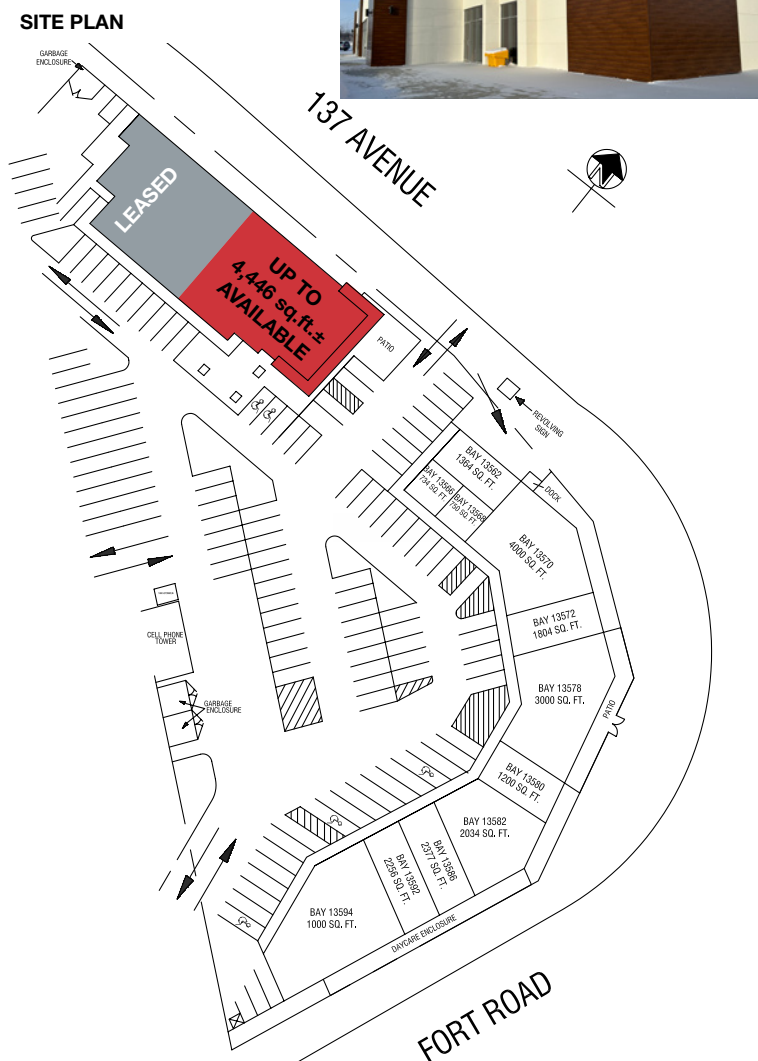
For Lease: Centre 137 High Exposure Retail Opportunity



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Additional Information

AVAILABLE AREA	Up to 4,446 sq.ft.±
LEGAL DESCRIPTION	Plan 1641ET, Block B, Lot 1
ZONING	CB2 (General Business Zone)
AVAILABILITY	Immediately
NET RENTAL RATE	Starting at \$15.00/sq.ft./annum
OPERATING COSTS	\$8.00/sq.ft./annum (2022/23 estimate) Includes building insurance, property taxes, common area maintenance and management fees. Utilities (gas, power and water) are separately metered



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