

FOR LEASE

TRAIL SOUTH

NAI Commercial



10407/11 - 51 AVENUE NW | EDMONTON, AB

PROPERTY HIGHLIGHTS

- 864 to 4,252 sq.ft.± medical/retail space available
- Currently built out as a medical clinic but can be delivered in shell condition
- Well located shopping centre shadow anchored by the Italian Centre Shop
- Ideal location for hearing aid, dental, optical, chiro, medical, fitness, professional or retail uses
- Easy access through all directional lit intersection on 51st Avenue

DANIEL YARMON

Vice President, Retail
587 635 5609
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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZES AVAILABLE 864 sq.ft. > Contiguous for 4,252 sq.ft.
3,389 sq.ft.±

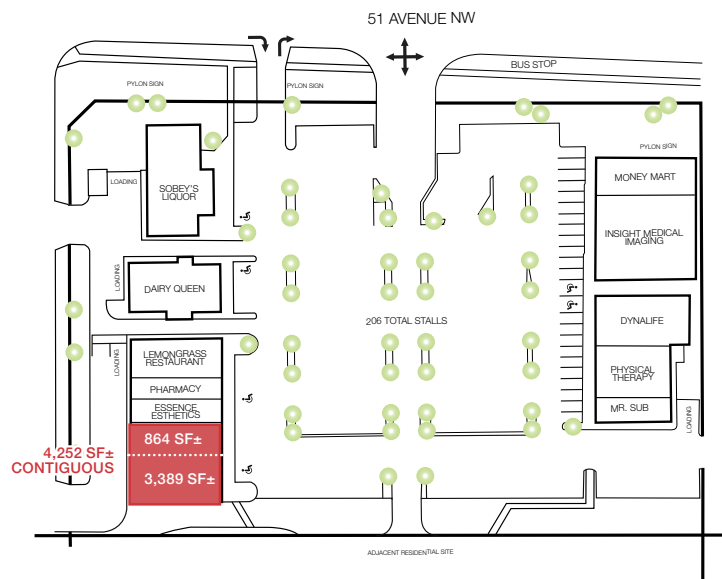
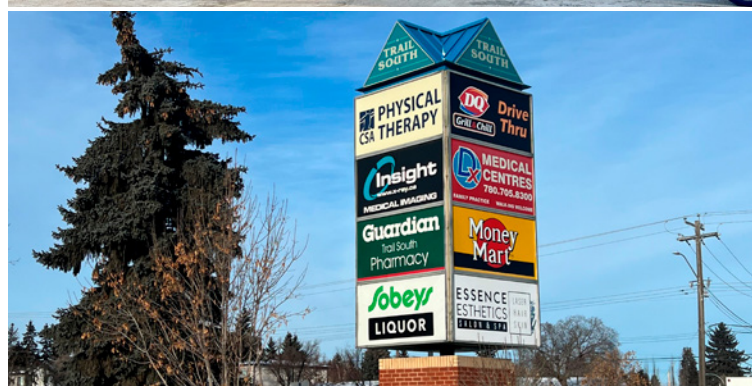
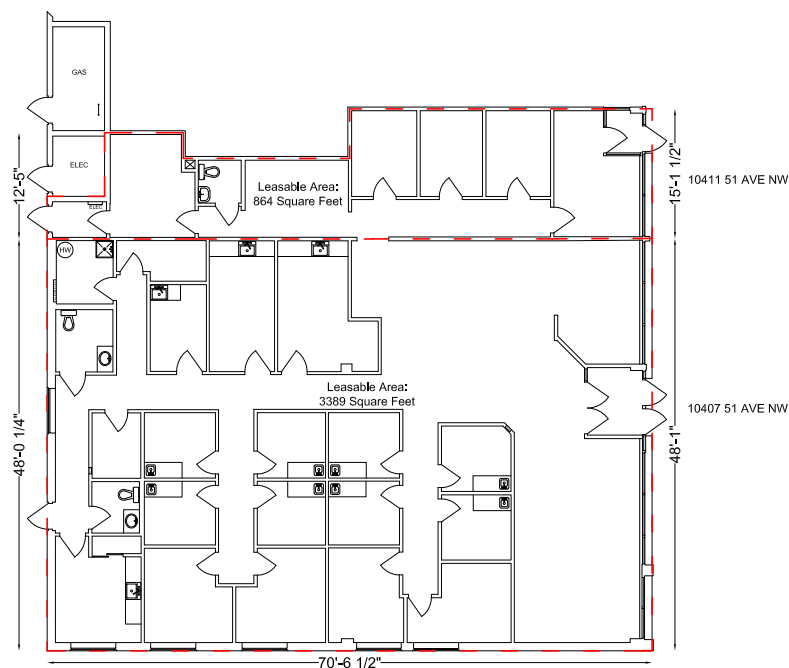
LEGAL DESCRIPTION Plan 0424375, Block 1, Lot 11

ZONING DC2

AVAILABLE Immediate

OPERATING COSTS \$19.72/sq.ft. (2025 estimate) Includes common area maintenance, property taxes, building insurance, and management fees

LEASE RATE Market



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