



Park Plaza Shopping Centre

22,155 SF± ANCHOR RETAIL OPPORTUNITY

11850 - 103 STREET, EDMONTON, AB

FOR LEASE



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



780 436 7410



NAI EDMONTON.COM

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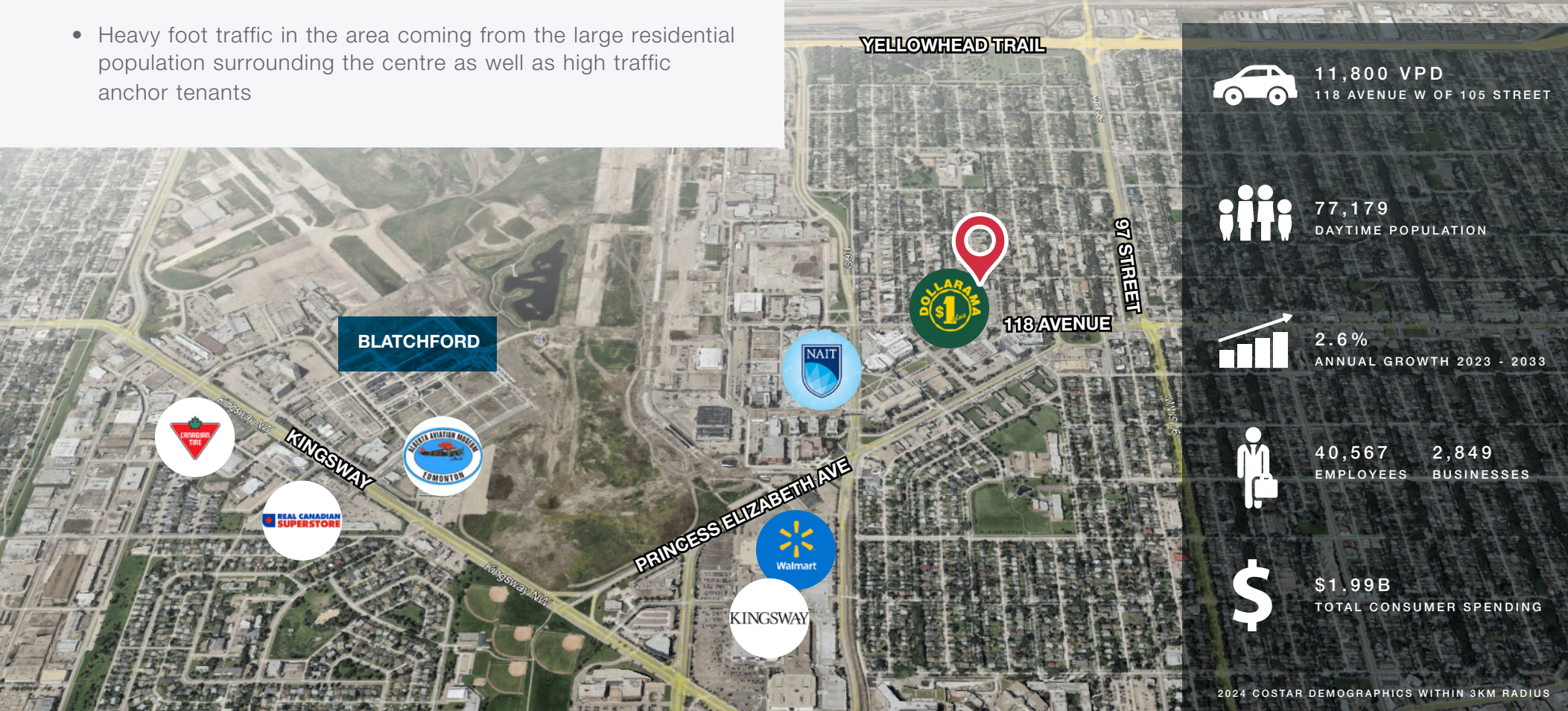
KARI MARTIN
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NAICommercial

Property Highlights

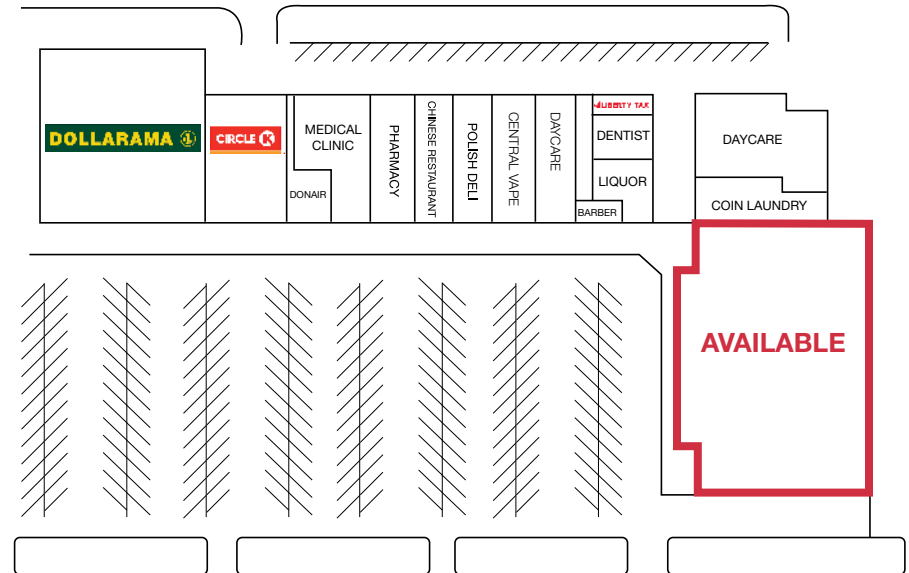
- Anchor retail opportunity
- Comprised of open storefront with high ceilings and full windows allowing ample natural light, delivery/storage plus basement space free of charge
- Dock loading
- Single storey retail centre in the Westwood neighbourhood, directly across from the NAIT campus
- Heavy foot traffic in the area coming from the large residential population surrounding the centre as well as high traffic anchor tenants

IDEAL USES: GROCERY, LIQUIDATION, RECREATION



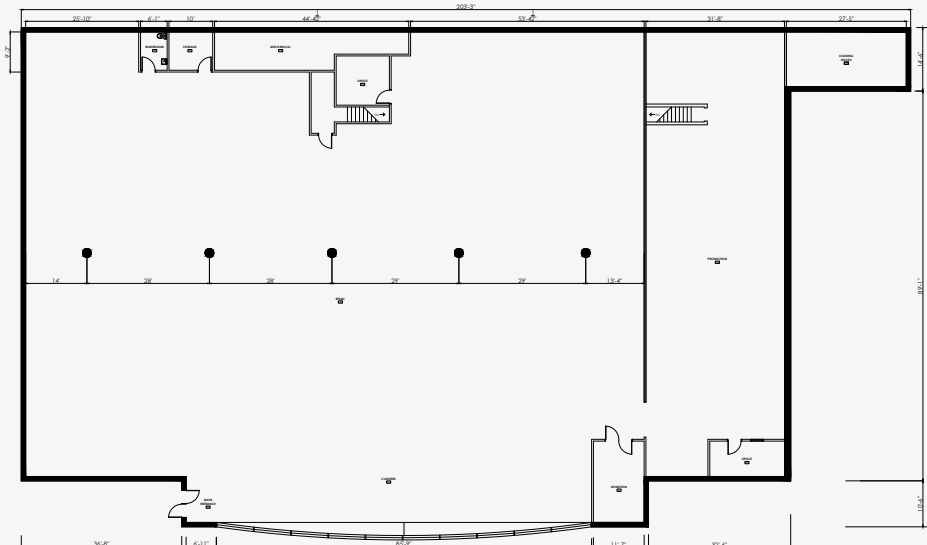
Additional Information

AREA AVAILABLE	19,738 sq.ft.± main floor 2,417 sq.ft.± basement area 22,155 sq.ft.± total space
LEGAL DESCRIPTION	RN52, Block 3, Lots 1-10
ZONING	MU (Mixed Use)
LEASE TERM	Five to ten years
AVAILABLE	Immediately
NET LEASE RATE	Market
OPERATING COSTS	\$9.63 per sq.ft. per annum (2024/25 estimate) Includes building insurance, property tax, common area maintenance, management fees, waste and recycling and HVAC. <i>*Based on main floor only</i>

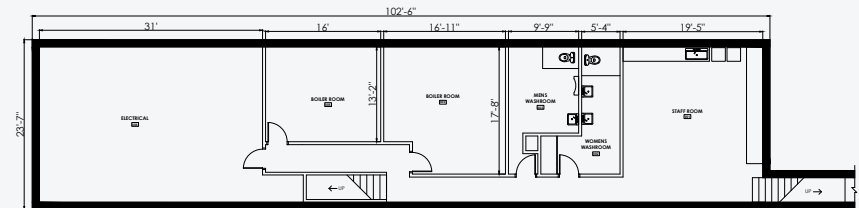


FOR ILLUSTRATIVE PURPOSES - MAY NOT BE EXACT OR TO SCALE

MAIN FLOOR



LOWER LEVEL



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