

For Lease



# CLAREVIEW VILLAGE

14027 VICTORIA TRAIL BAY  
EDMONTON, ALBERTA

## HIGHLIGHTS

- Bright corner retail unit
- General Commercial (CG) zoning
- Open front area/showroom
- Ample free parking
- Ready for immediate possession

## PROPERTY DESCRIPTION

**Base Rate:** \$23.00 per sq. ft

**Op Costs:** \$12.00 per sq. ft (2026 est.)

**Unit Size:** 1,376 sq. ft. +/-

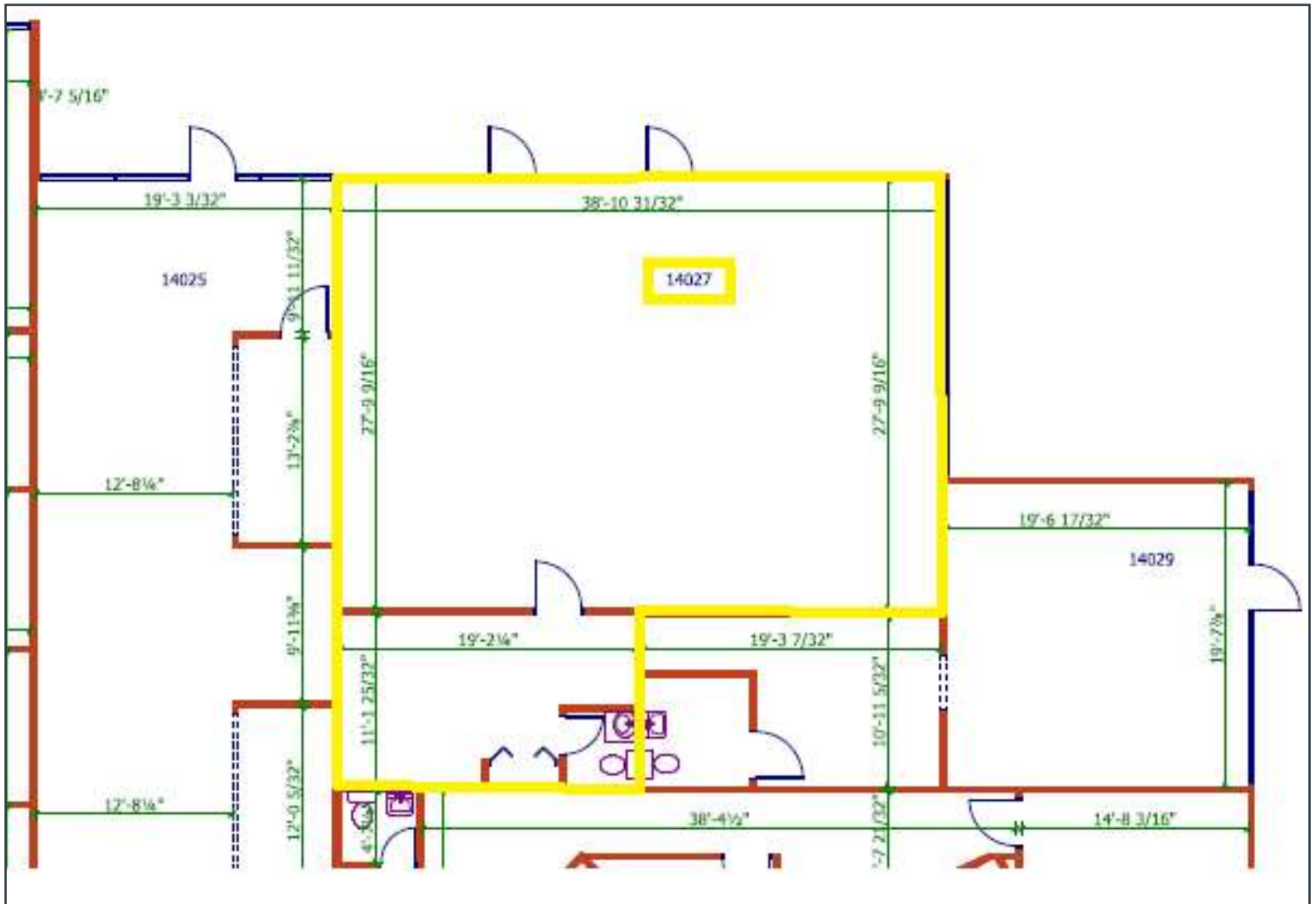
**Utilities:** \$8.41 per sq. ft



**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





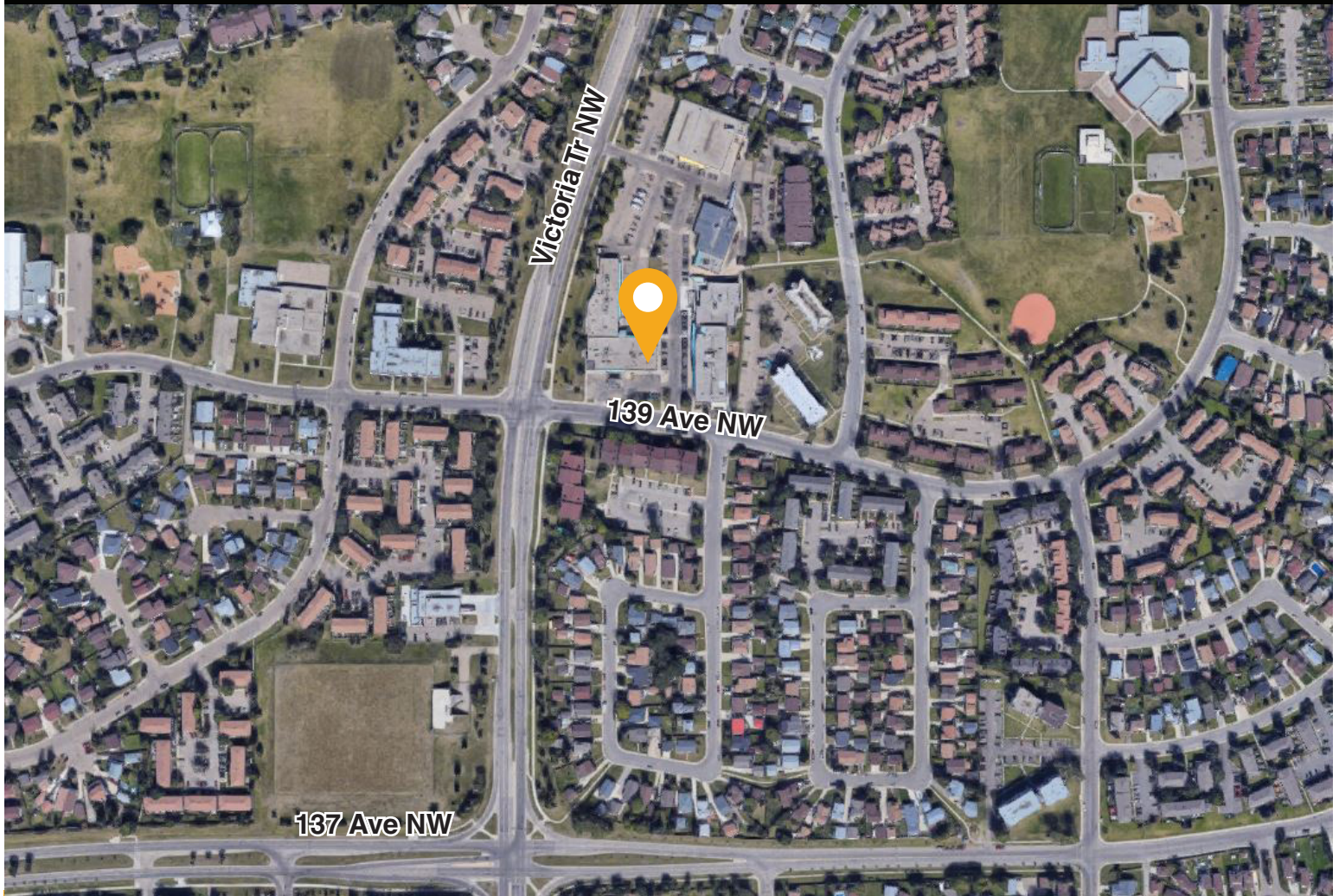
**HEAD OFFICE**

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

**Main** 403.802.6766  
**Toll Free** 800.750.6766

# LOCATION

14027 Victoria Trail Bay, 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)

