

# FOR LEASE

## RETAIL SPACE

5116 - 46 Avenue, Tofield, AB



### HIGHLIGHTS

- 1,500 - 6,000 sq ft ± space available with possible 800 sq ft ± second floor mezzanine
- High-visibility location adjacent to Hwy 14 and Tim Hortons
- Opportunity for drive-through development (subject to municipal approval)
- Grade-level loading doors in each bay (fillable)
- Functional layout adaptable to multiple commercial uses
- Up to three years of property tax rebate - Ask for details

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### Designed For Flexibility

This property is offered as shell space, providing tenants with the ability to design and build out their premises to suit specific operational needs. The layout supports a variety of configurations, making it an excellent fit for both single and multi-tenant users.



### Property Details & Financials

MUNICIPAL ADDRESS	Units 104 - 109, 5116-46 Ave, Tofield, AB
LEGAL DESCRIPTION	Plan: 1021760; Units: 1 - 11
ZONING	C-HC ( <a href="#">Highway Commercial</a> )
SPACE AVAILABLE	1,000 - 7,000 sq ft ±
LOT SIZE	1.73 acres ±
PARKING	Scramble
LEASE RATE	<b>\$16.00/sq ft</b>
OP COSTS	TBD



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### Strategically Located

Located on HWY 14 which is a main traffic corridor for:

- Clean Harbours Processing Facility
- Military traffic between Namao and Wainright
- Proximity to huge agricultural and ranch patronage that continues to grow

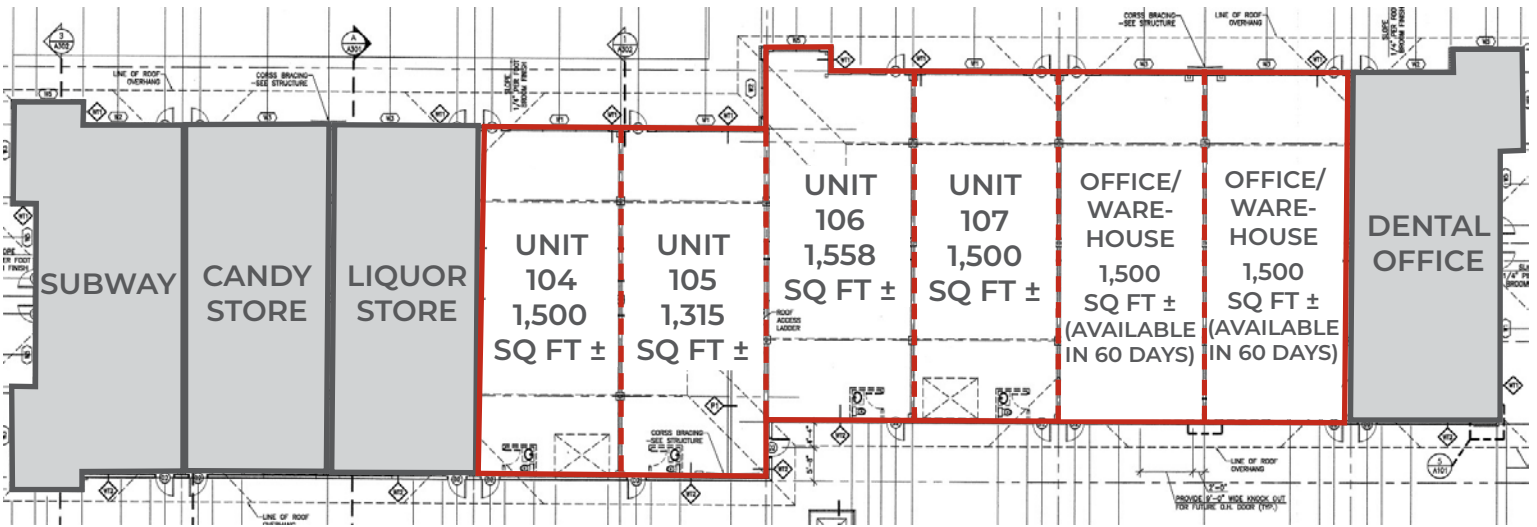


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**Floor Plans | 5116 - 46 Ave, Tofield, AB**



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*Quality Based on Results, Not Promises.*



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