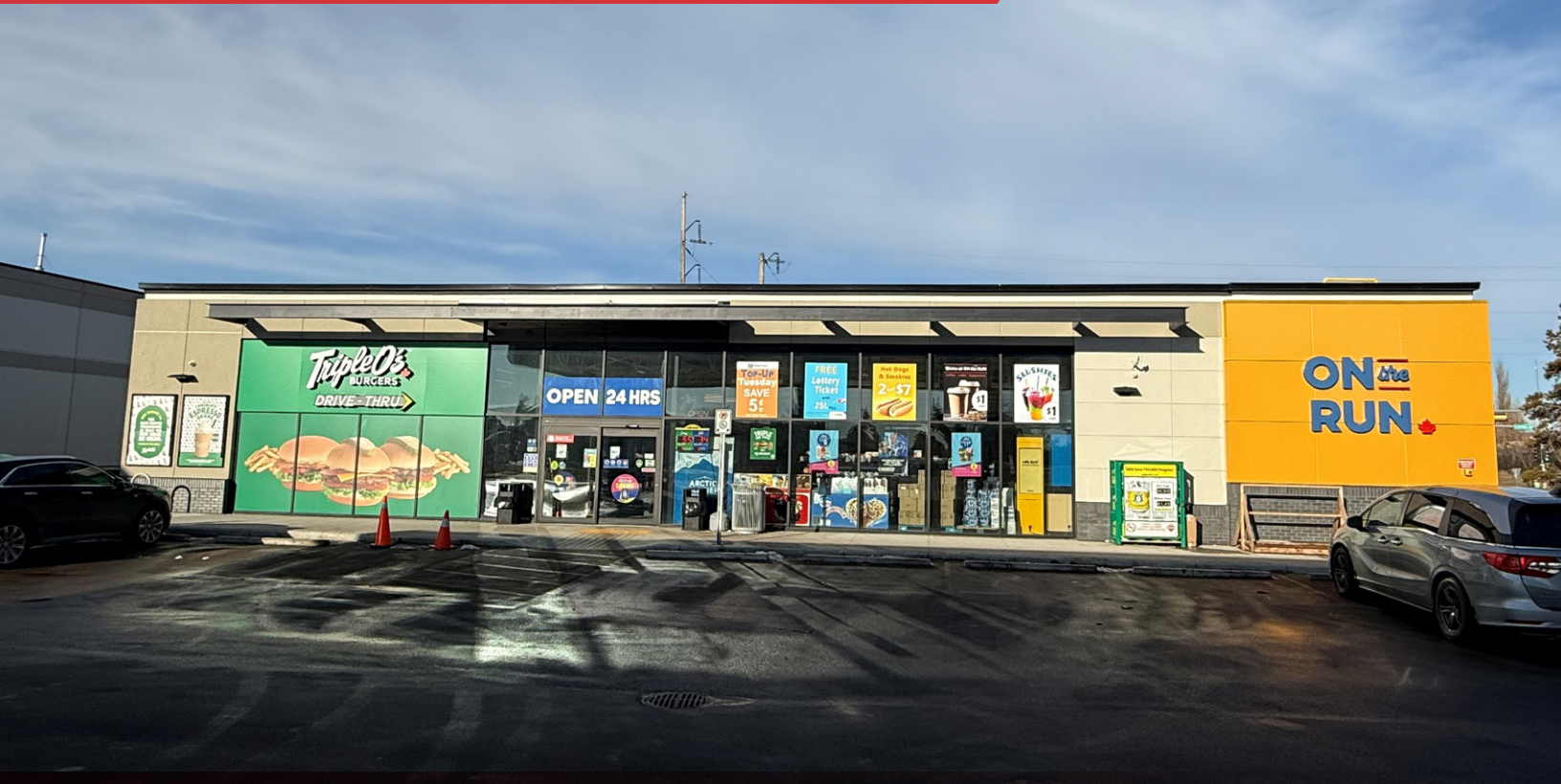


**FOR LEASE**

**CHEVRON SITE - CAMPBELL BUSINESS PARK**

**NAI Commercial**



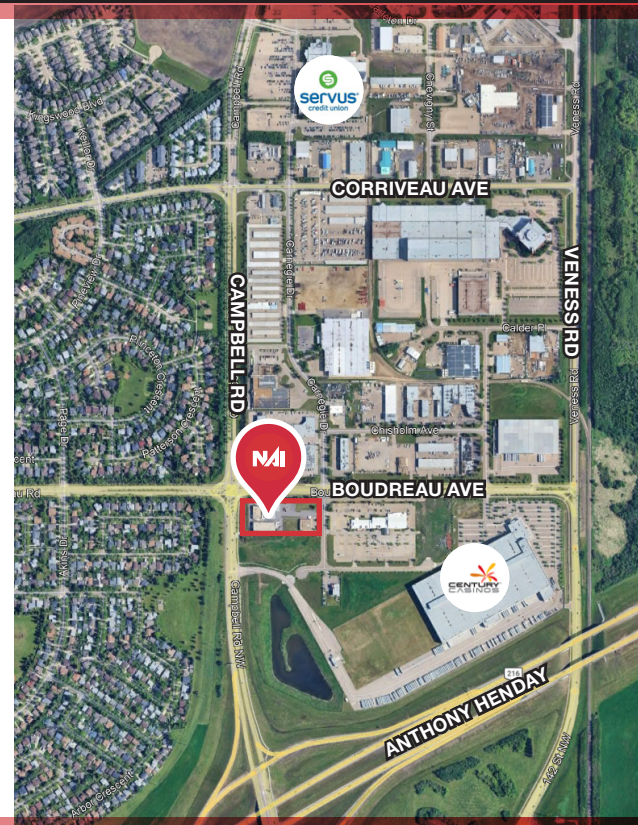
**3 CURIAL DRIVE | ST. ALBERT, AB | QUICK SERVICE RESTAURANT & DELIVERY**

#### PROPERTY DESCRIPTION

- 444 SF± for immediate possession
- The Campbell/Boudreau intersection sees 25,000-30,000 vehicles per day
- Join Chevron, On The Run & Triple O's
- Ideal location for a quick service restaurant & delivery
- Premises benefits from common seating and washrooms
- Low monthly gross rent
- Strong customer draw from Campbell Business Park, Servus Credit Union Place and adjacent residential

#### **DANIEL YARMON**

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



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## ADDITIONAL INFORMATION

LEGAL ADDRESS Plan 8120054 Block 5 Lot 2

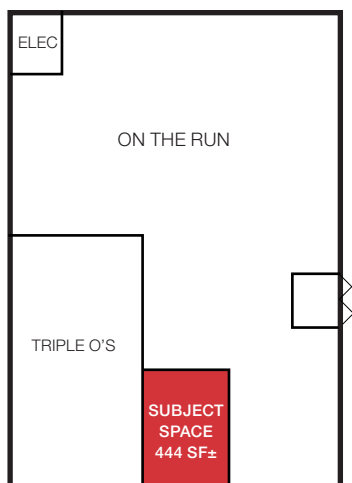
SIZE AVAILABLE 444 sq.ft.±

AVAILABLE Immediately

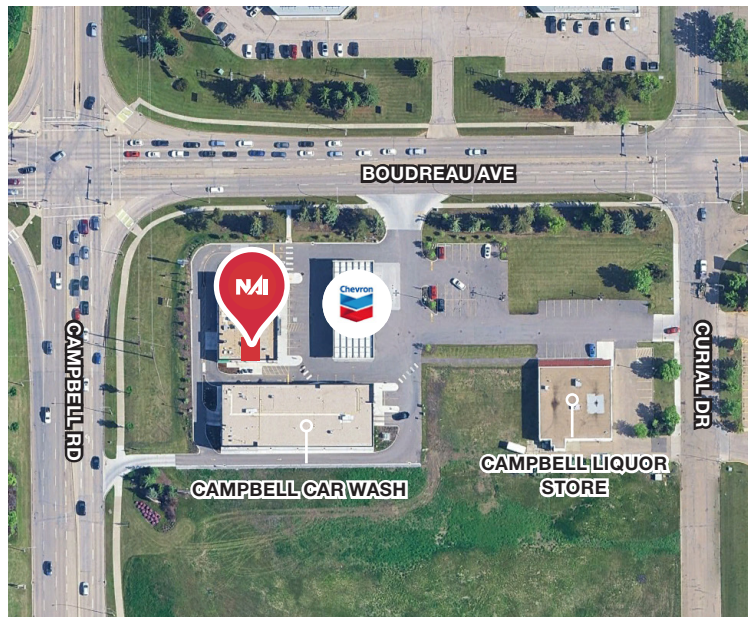
HVAC 3 ton

POWER 200 amp, 120/208, 3-phase

GROSS LEASE RATE \$2,000 per month (excluding utilities)  
Includes property taxes, building insurance, common area maintenance and management fees



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



**43,451**  
DAYTIME POPULATION



**2.4%**  
ANNUAL GROWTH  
2023-2033



**9,486**  
EMPLOYEES



**\$1.4B**  
CONSUMER SPENDING



**\$139,462**  
AVERAGE  
HOUSEHOLD INCOME

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