



For Sublease
10450 42 Avenue
Edmonton, AB

Large format retail/industrial opportunity
±128,326 SF

For more information, contact:

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OVERVIEW

128,326 SF

±19,000 SF (Outdoor covered area)
Total: ±147,326 SF

32%

Site coverage ratio
Property sits on 10.44 acres

4.50/1,000 SF

Parking ratio

Lease rent

Contact listing agents for
sublease rate

\$8.51 PSF

Additional rent (2024 Est.)

Sept 23, 2033

Sublease expiry
Immediate occupancy available

Demographics

Within 5km of subject property



Total population
147,915



Avg. household income
\$119,225



Total household spending
\$116,775



Median age
37.6 years



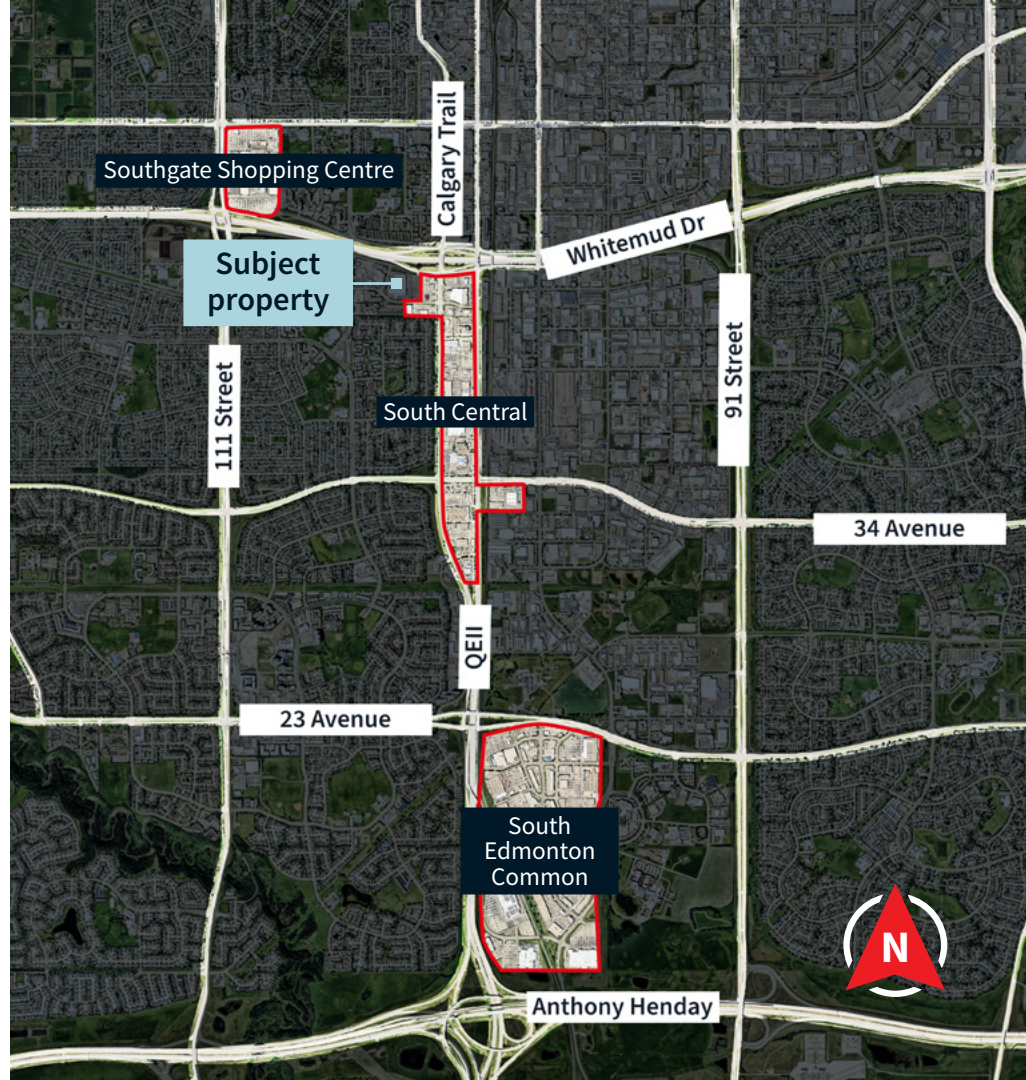
A unique opportunity to lease a freestanding 128,326 square foot building with a 19,000 square foot outdoor covered area on a 10.44 acre site in Rideau Park. Located on the corner of Whitemud Drive and Calgary Trail, the property provides direct access to Highway 2 and excellent visibility with a combined traffic count of 127,500 vehicles per day.

The property's zoning allows for a variety of uses, including but not limited to quasi-industrial, car dealerships, and furniture/home goods. The building offers dock and grade loading, an abundance of parking stalls, and paved and fenced yard space, making it suitable for retail and industrial users.



Permitted Uses

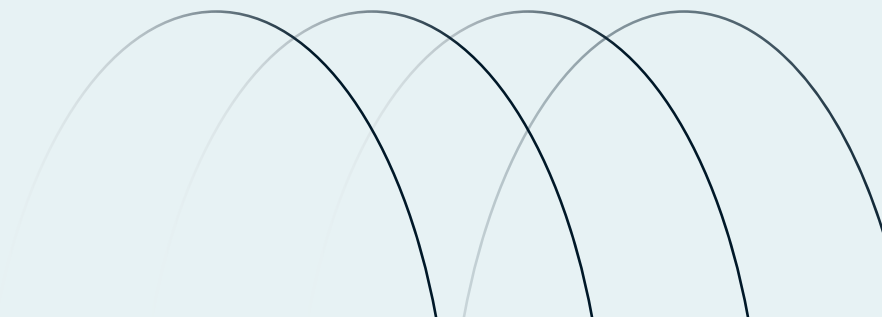
- Health Service
- Hotel
- Indoor Sales & Service
- Liquor Store
- Major Indoor Entertainment
- Office
- Vehicle Support Service
- Indoor Self Storage
- Child Care Service
- Community Service
- Library
- School
- Special Event
- And more...



South Edmonton Common

South Central

Southgate Shopping Centre

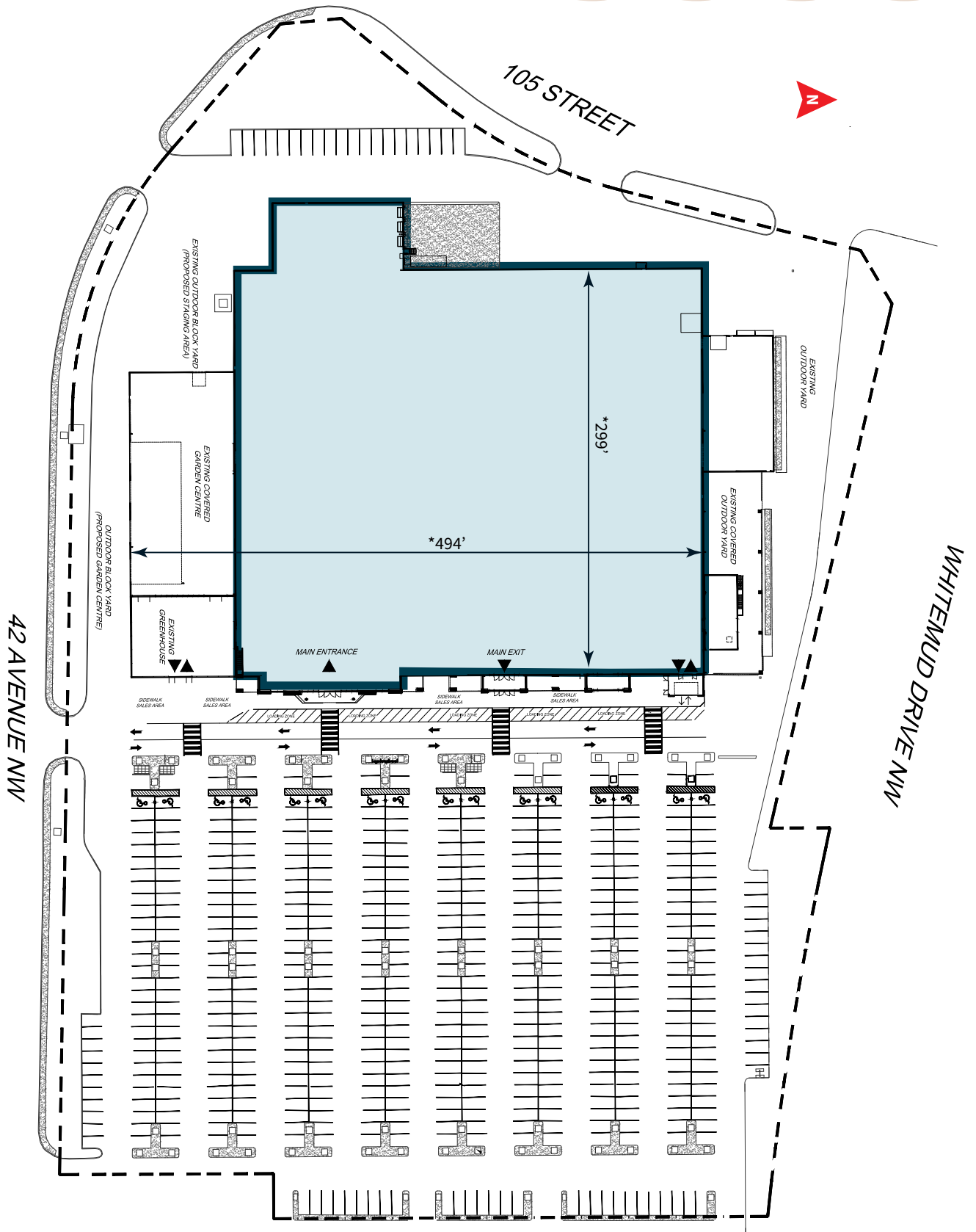


Property Details

Municipal Address	10450 42 Avenue, Edmonton
Zoning	DC2 (298) - Site Specific Development Control Provision
Legal Description	Plan: 9321938; Block: 36; Lot: 7
Neighborhood	Rideau Park
Year Built	1993
Available Area	±128,326 SF (Building) ±19,000 SF (Outdoor garden centre) ±147,326 SF (Total)
Site Size	10.44 Acres
Site Coverage Ratio	32%
Construction	Precast & concrete block
Column Grid	Various
Power	150 KVA, 600 Amp, 120/208 volt, 3 phase, 4 wire
Ceiling Height	21' - 23'
Heating	Roof top units, radiant heat and A/C
Lighting	T5
Sprinklered	Yes
Loading	Dock/Grade
Grade Door Sizes	(1) 12' x 12', (1) 16' x 16' & (1) 20' x 14' & (1) 18' x 10' (sunshine grade door)
Dock Door Sizes	(3) 8' x 10' with levelers
Parking Ratio	4.50/1,000 SF
Yard	Fully paved, partially fenced
Lease Rate (PSF)	Contact listing agent for sublease rate
Additional Rent (PSF)	\$8.51 (2024 Est.)
Sublease Expiry:	September 23, 2033
Occupancy	Immediate



Site Plan



*Approximate and subject to confirmation





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