

PRIME RETAIL

5647 RIVERBEND ROAD NW
EDMONTON, ALBERTA



BUILDING DETAILS

Neighbourhood
Brander Garden's

Zoning
CNC
Neighbourhood
Convenience Commercial

Parking
Ample Shared

HIGHLIGHTS

- Located in high residential density Brander Gardens area of Riverbend
- Close proximity to Riverbend Junior High Scholl, Brander Gardens and Tempo School
- Nicely developed and maintained former corporate office
- Available immediately.

PROPERTY DESCRIPTION

Office Size:	1,348 sf +/-
Base Rent:	$23.00 psf
Op. Costs:	$16.50 psf (includes property tax, building insurance, management fees and CAM)
Legal Desc.:	Plan 5452RS; Block 28; Lot 12
Available:	Immediately

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

AVENUE | Commercial
Real Estate Solutions

SITE PLAN

5647 Riverbend Road NW, Edmonton, Alberta



The floor plan of the bay on 5647 Riverbend Road may not be as shown.



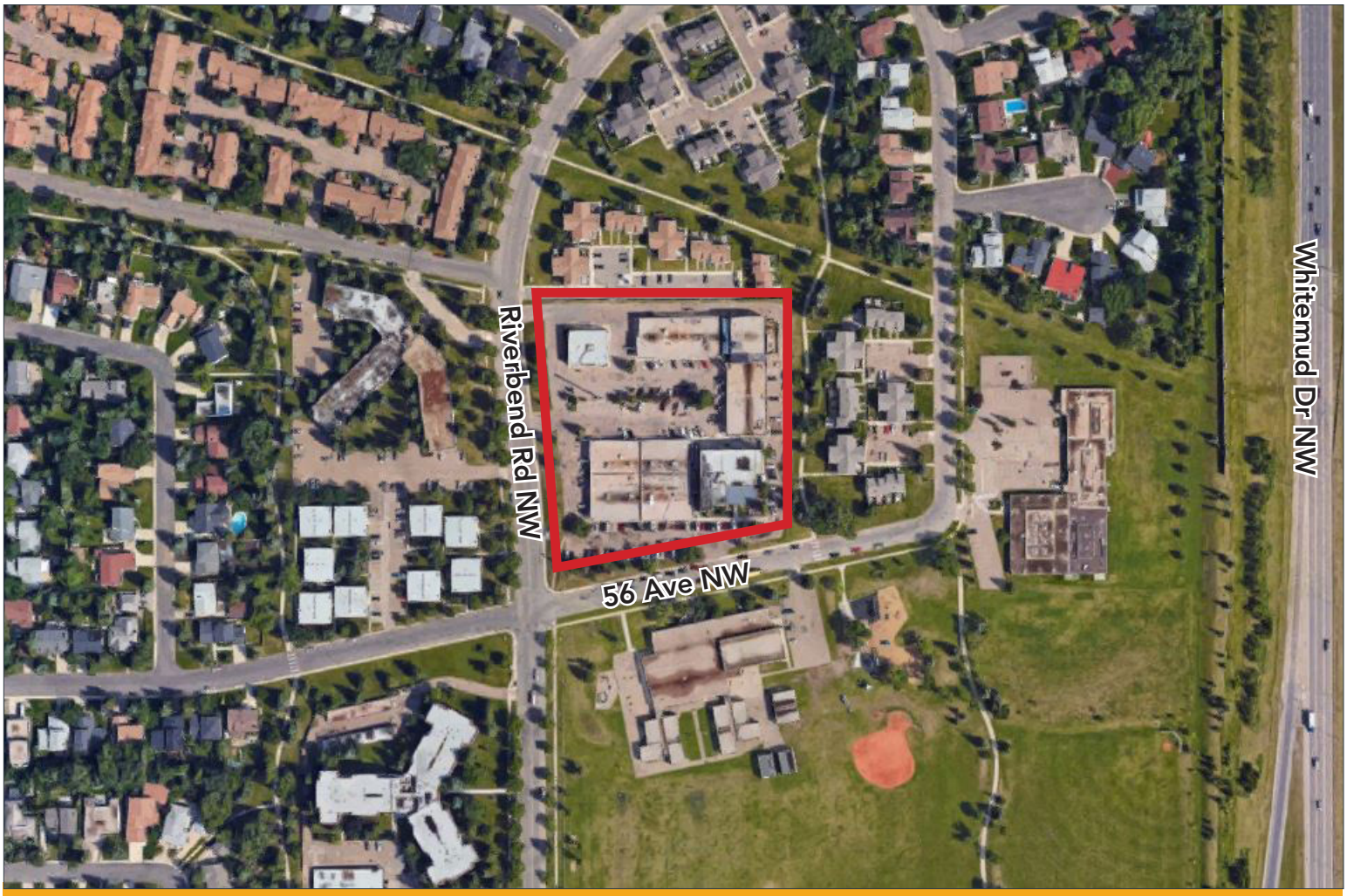
PHOTOS





LOCATION

5647 Riverbend Road NW, Edmonton, Alberta



CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

Hennadiy (Ghena) Menyaylov
Senior Associate
780.278.3398
ghena@avenuecommercial.ca

Dan Walsh
Associate
587.545.9400
dwalsh@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.