



Real Estate
Developments

RE/MAX
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HUNTINGTON GALLERIA

4604 Calgary Trail, Edmonton, AB

Medical &
Professional
For Lease
Immediate



Real Estate
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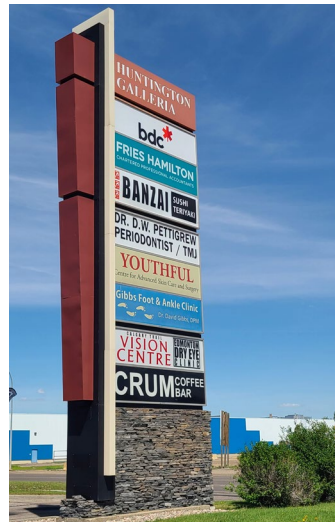
HUNTINGTON GALLERIA

4604 Calgary Trail, Edmonton, AB

Second Floor Office/Medical Space

Huntington Galleria is a vibrant retail and professional centre on Calgary Trail, seeing over 79,600 vehicles per day. The modern building is characterized by floor-to-ceiling windows, exceptional building signage, and ample paved parking. Available spaces currently include a second-floor dental build-out, and a main-level office space.

- Located on Calgary Trail with easy access to Whitemud Drive, 51st Ave, and Gateway Blvd
- Outstanding accessibility to Calgary Trail & Gateway Boulevard, which sees an average of 70,600 vehicles per day.
- The second floor space was previously set up for a specialized dental clinic, and is now demised with the ability to repurpose for a small office user.



Demographics (2019)



POPULATION

1KM	3KM	5KM
6,537	55,081	156,546



HOUSEHOLDS

1KM	3KM	5KM
1,652	14,810	41,023



AVERAGE INCOME

1KM	3KM	5KM
\$94,771	\$103,872	\$114,871



VEHICLES PER DAY

Calgary Trail South	Whitemud Drive	Gateway BLVD
89,100 VPD	41,300 VPD	40,900 VPD



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UNBEATABLE LOCATION

Conveniently located a few blocks north of Whitemud Drive and on Calgary Trail, Huntington Galleria sees the majority of Edmonton's northbound and southbound commuter traffic.

15-MINUTE DRIVETIME

43% of Edmontonians live within a 15 minute drive (453,978 residents)

Downtown Edmonton, West Edmonton Mall, University of Alberta, and the Edmonton International Airport can be reached in 15 minutes



Real Estate Developments



LEGAL DESCRIPTION

Plan 0320434; Block 30; Lot 14

ZONING

DC2

PARKING

106 Stalls

TI

Negotiable

LEASE RATE

\$18 PSF

SITE AREA

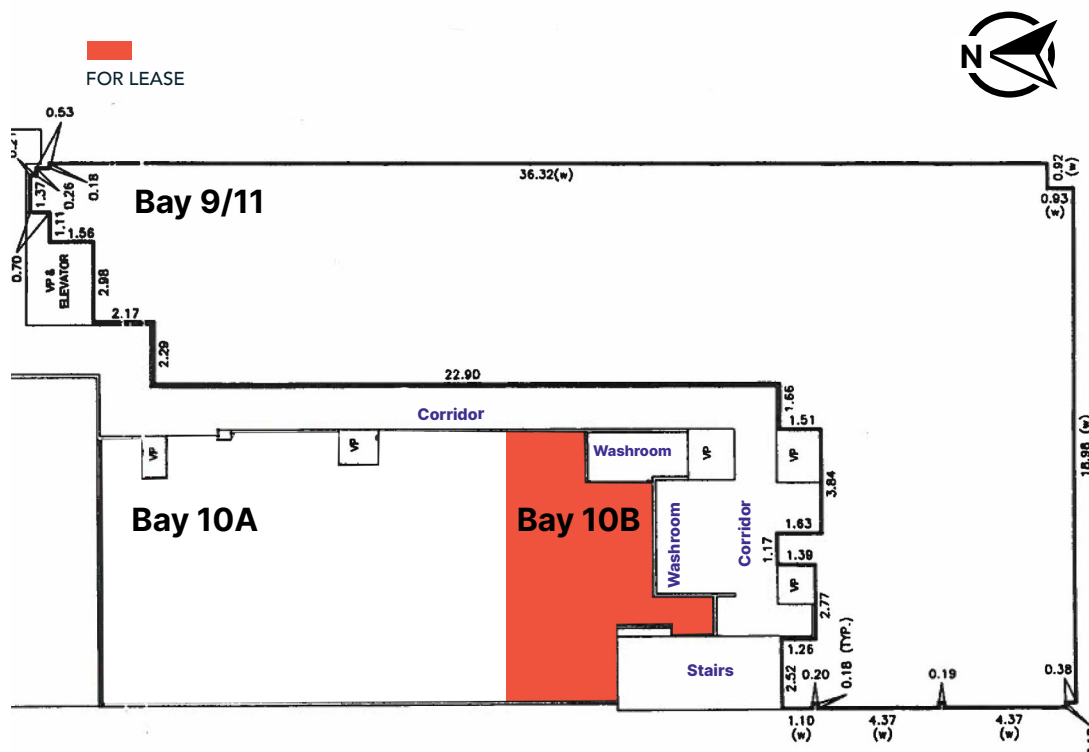
1.72 Acres

UNIT SIZE

617 SF +/-

OP COSTS

\$14.40 PSF (2021 est.)



MAIN FLOOR BUSINESSES

CRUM COFFEE BAR

GIBBS FOOT & ANKLE CLINIC

FRIES & BAYNES CHARTERED ACCOUNTANTS

BANZAI RESTAURANT

VISION CENTRE

YOUTHFUL IMAGE CENTRE FOR ADVANCED SKIN CARE AND SURGERY

SECOND FLOOR BUSINESSES

BDC - BUSINESS DEVELOPMENT BANK OF CANADA

KUCEY DENTAL GROUP

Please contact us for details and build out solutions.

*Marketed with permission of Landlord



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Professional
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Immediate**



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LEGAL DESCRIPTION

Plan 0320434; Block 30; Lot 14

LEASE RATE

Market

ZONING

DC2

SITE AREA

1.72 Acres

PARKING

106 Stalls

UNIT SIZE

1,305 SF +/-

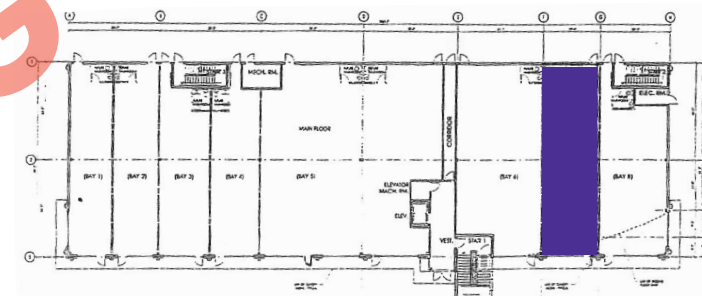
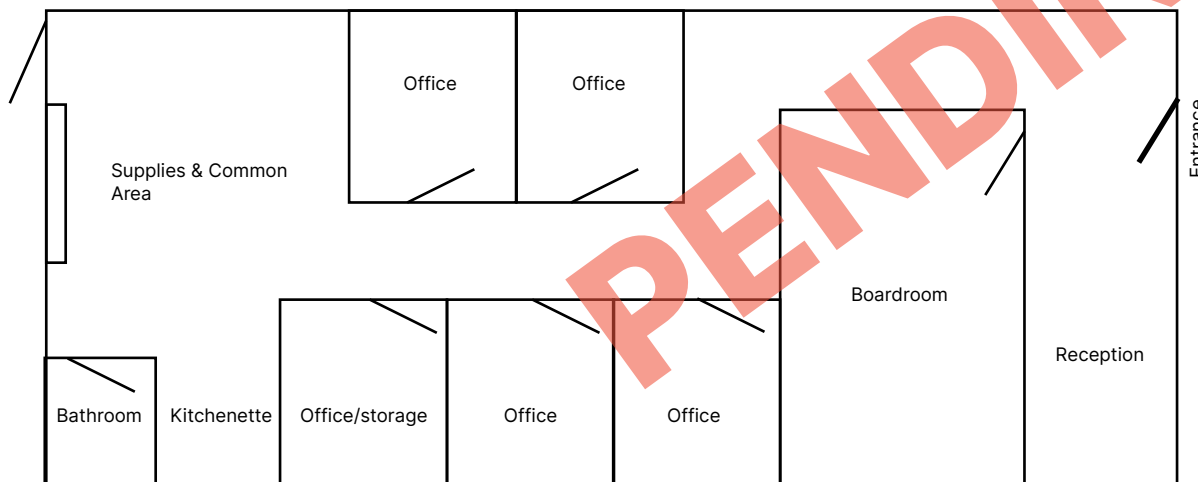
TI

Negotiable

OP COSTS

\$14.40 PSF (2021 est.)

Main Floor - Unit 7



MAIN FLOOR BUSINESSES

CRUM COFFEE BAR
GIBBS FOOT & ANKLE CLINIC
BANZAI RESTAURANT
VISION CENTRE
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Please note that floor plan is not to scale

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HG 22.07.05



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