

| FOR LEASE |

# STREET-FRONT RETAIL



## HILTON PLAZA 203 3 Avenue, Strathmore, AB

- Economical street-front retail units available immediately with parking on site
- Centrally located retail and office plaza in downtown Strathmore
- Various small bay retail units available immediately, with option to combine for larger footprint
- Close proximity to the intersection of Highway 1 & Wheatland Trail (Highway 817) with convenient access from Wheatland Trail along 3 Avenue or 2 Avenue
- Pylon signage available
- Ample parking on site plus surrounding street parking

NIC KRYWOLT

Associate

403.930.5882

nic.krywolt@omada-cre.com

ALEX FU

Associate

780.263.9619

alex.fu@omada-cre.com

# PROPERTY FEATURES

Vacancy	757 - 800 SF
Available	Immediately
Address	203 3 Avenue, Strathmore, AB
Zoning	<a href="#">CB - Central Business District</a>
Basic Rent	Negotiable
Op Costs	CAM = \$7.19 PSF Tax = \$1.89 PSF Total = \$9.08 PSF
Utilities	Gas and electricity separately metered
Parking	Scramble and street parking



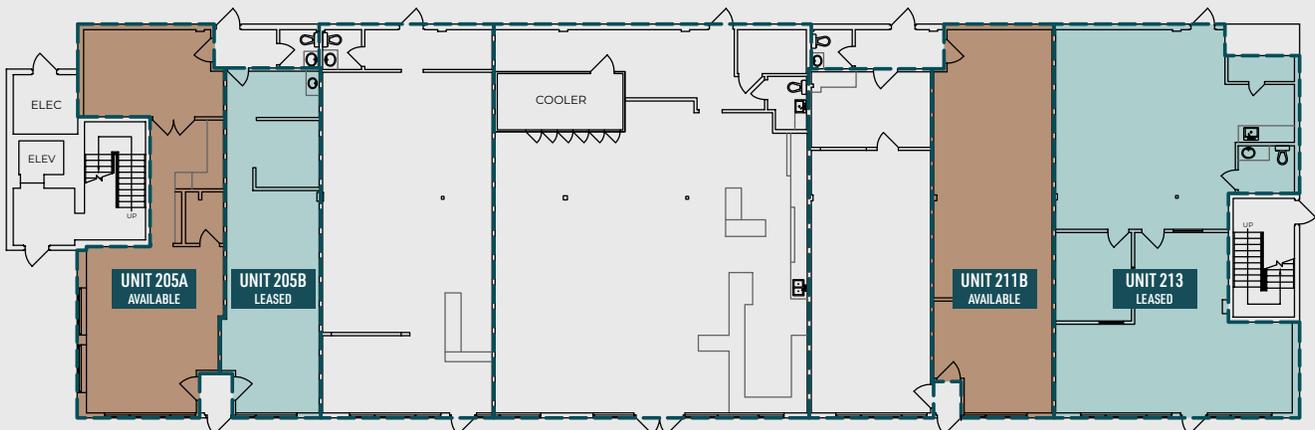
CENTRALLY LOCATED



FREE ON-SITE PARKING



ECONOMICAL RATES



UNIT	VACANCY
205A	757 SF
211B	800 SF

