

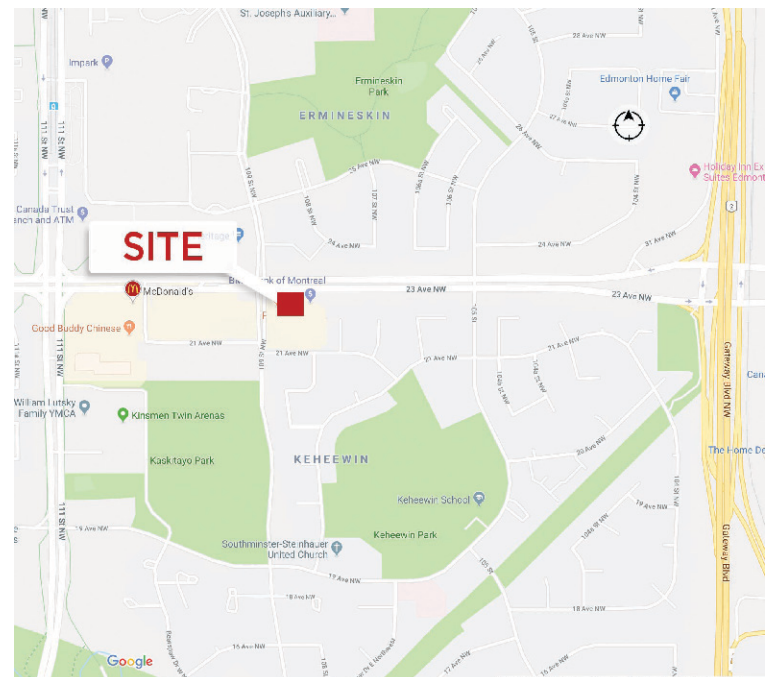
RETAIL/OFFICE SPACE



**2,585 SF Available - Former Sonia's Runway**

### Property Highlights

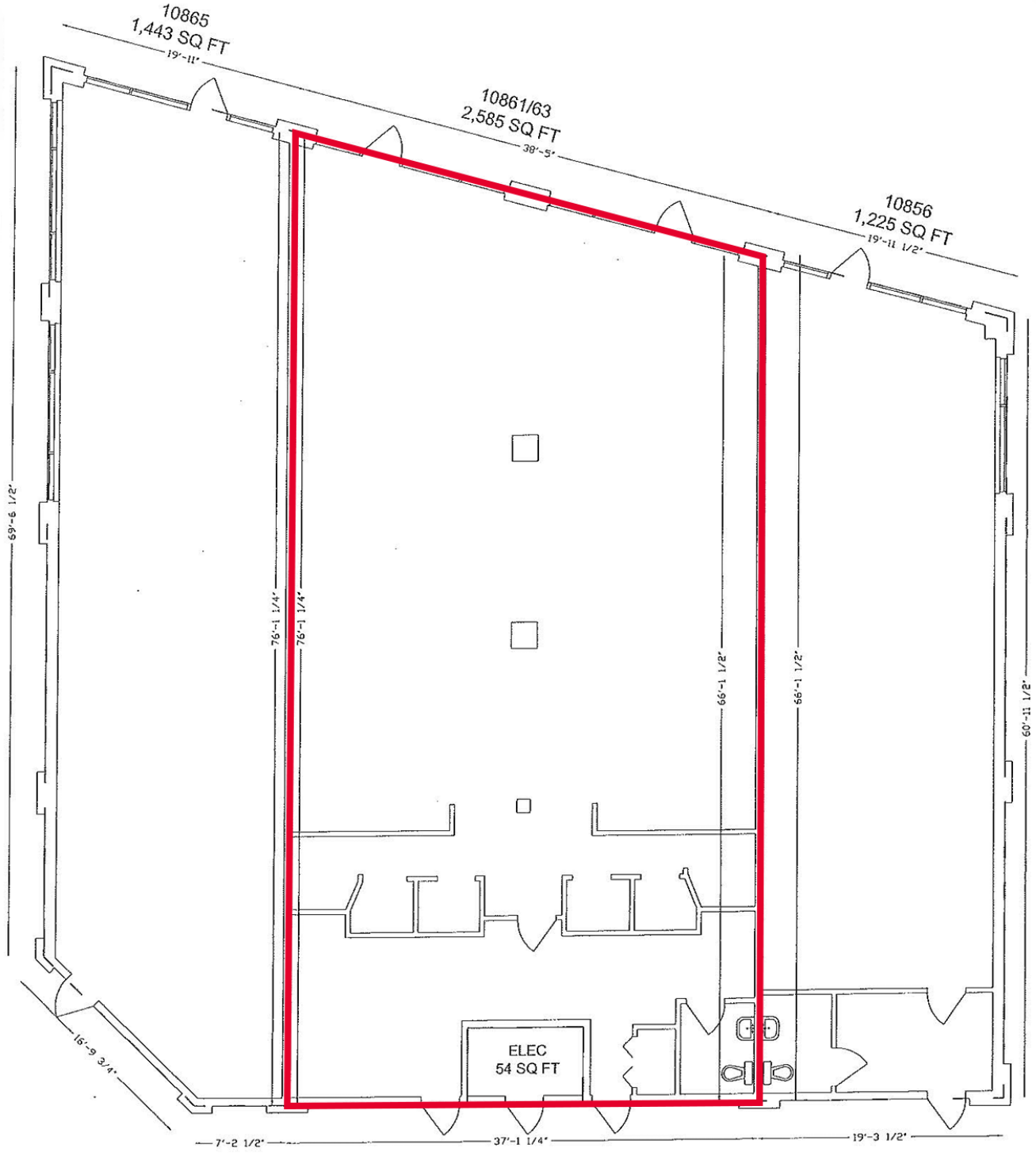
- Retail/Office space
- Basic rent: Market
- Additional rent: \$15.50 SF
- Corridor: 23 Avenue
- Available: February 2023
- Parking: Ample surface parking
- Traffic Counts: Along 23rd Avenue and 111 Street - 27,773 VPD (2018)
- Potential Uses: baker, butcher, dental specialties, medical specialties, Pet food, travel, and optometrist



**Dustin Bateyko**  
Partner  
780 702 4257  
dustin.bateyko@cwedm.com

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

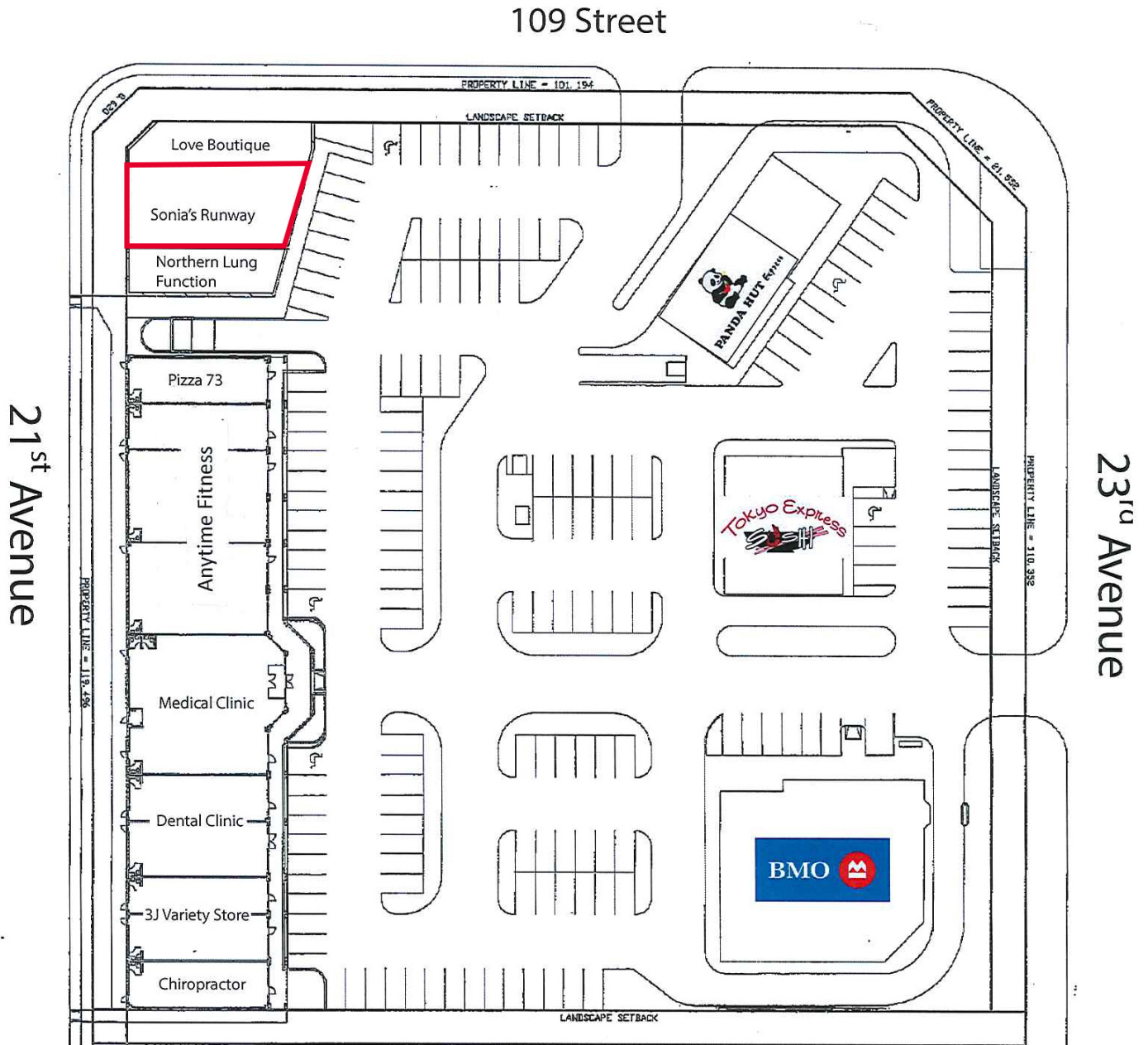
**Floor Plan**



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Site Plan



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