

FOR LEASE

Galleria Shoppes

5341 - 50 Avenue
Vegreville, AB



AVAILABLE IMMEDIATELY

PROPERTY

- The Galleria Shoppes are located in Vegreville, Alberta which is 50 minutes East of Edmonton on Highway 16
- The Shoppes range in bay sizes from approximately 1,700 - 8,700 SF & have highway frontage with great exposure and signage opportunities
- Recently redeveloped centre with new electrical, HVAC, exterior facade, signage etc
- Join other national tenants such as The Brick, Dollarama and Snap Fitness
- Tenant Improvement allowance available; the Landlord will consider building out turn-key space for qualified tenants

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DETAILS

Address	5341 - 50 Ave Vegreville, AB
Legal	Lot 5, Block X, Plan 772 2575
Zoning	C3 Highway Commercial
Site Size	5.5 acres
Building Size	56,335 SF
Vacancy	±35%
Parking	+250 stalls
Possession	Immediate
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Lease Rate	\$12.00/SF
Op Costs	\$4.62/SF
TI Allowance	\$10.00/SF

TENANT MIX

- The Brick
- Dollarama
- Snap Fitness
- Main Chiropractic
- Old School Diner
- 106.5 Country



SITE PLAN



Bay 1

Can be divided into two bays, shared loading door with the Brick, currently shell space

Bay 2

Retail store front with remainder warehouse, grade loading door, skylight

Bay 3

Former Atco Gas office space, fully finished office, male/female washrooms, lunch room with appliances, new windows, blinds, flooring

Bay 4-7

Shell space, 3 phase power, previously a brewing company

Bay 8

End cap unit, currently shell space, can be divided into two smaller bays



LOCATION

Vegreville is a town in central Alberta, Canada with a total population of 5,708 (2016 Census). Vegreville has an historic downtown presence, multiple park/campgrounds and is home to the worlds largest Ukrainian Easter egg!

Why Vegreville? <http://www.vegreville.com/business>



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