



CARDINAL LANDING

7225 – Cardinal Way SW, Edmonton

FOR LEASE | ROMI SARNA
MAXWELL POLARIS - COMMERCIAL



📍 4107 99 Street Edmonton, AB T6E 3N4
☎ (780) 450-6300
✉ romi@romisarna.ca
🌐 www.romisarna.ca



ROMI SARNA
& ASSOCIATES

Welcome to Cardinal Landing

Romi Sarna & Associates
Maxwell Polaris

New commercial development COMING 2023 located in Chappelle serving a population over 20,000. The buildings will feature high-end marble finishing. HIGH EXPOSURE onto 41st Avenue, one of the primary corridors for South Edmonton with easy access to QE2, Anthony Henday Drive, EIA, and Nisku. Strategically located in one of Edmonton's FASTEST GROWING communities making this an excellent location for Retail / Medical / Professional / Office use. Site features high exposure pylon signage and ample on-site parking. Flexible bay sizes available.



Strategically located to serve several neighbourhoods in Heritage Valley.



20,340 households within a 5km radius.



Quick access to QE2 and Anthony Henday Drive.



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Opportunity

Municipal:	7225 Cardinal Way SW, Edmonton, AB
Legal:	Plan 1820756, Block 20, Lot 1
Zoning:	CB1 - Low Intensity Business
Neighbourhood:	Chappelle
Lease Rate:	\$35.00 PSF
Operating Costs:	Approx. \$12.00 PSF
Possession:	Q4 2023



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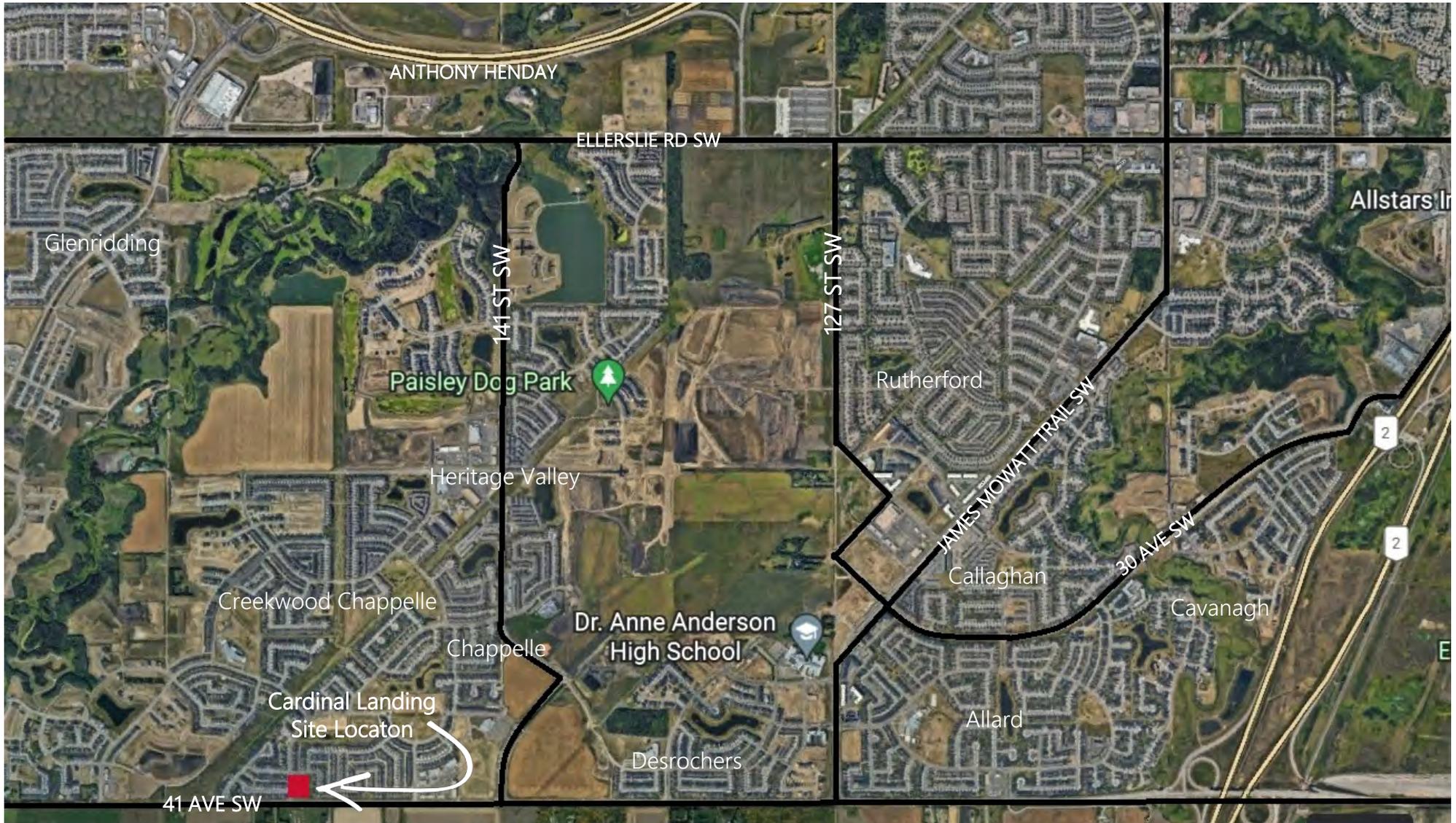


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Site Plan



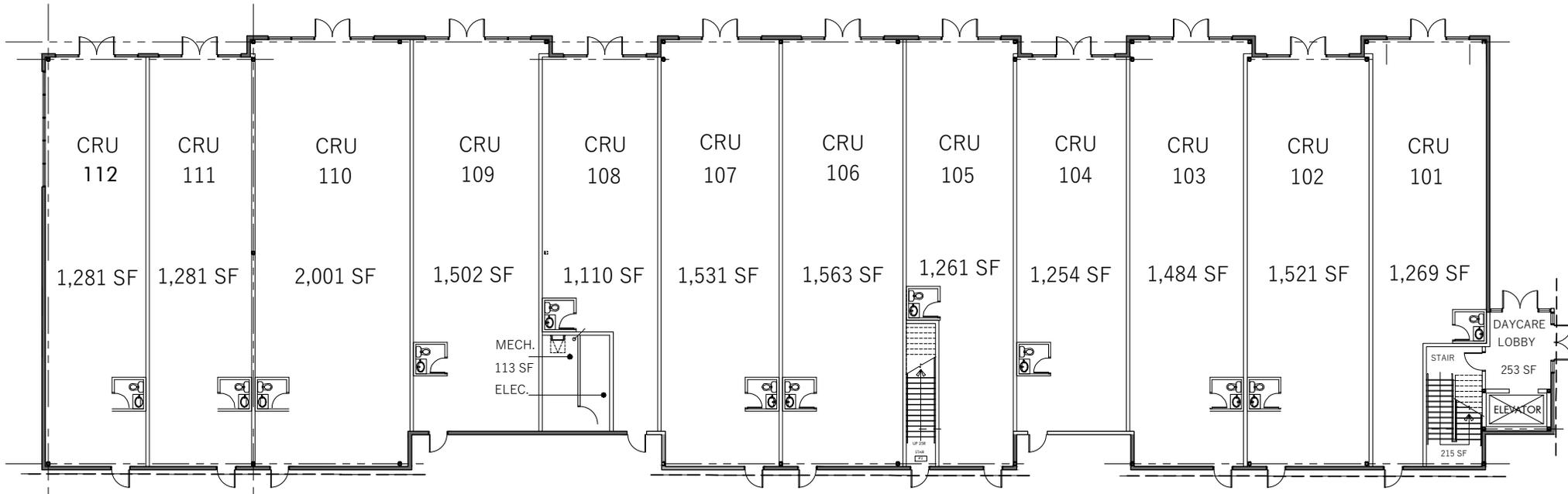
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Building A - Main Floor



BUILDING 'A' FIRST FLOOR AREA: 17,876 SF



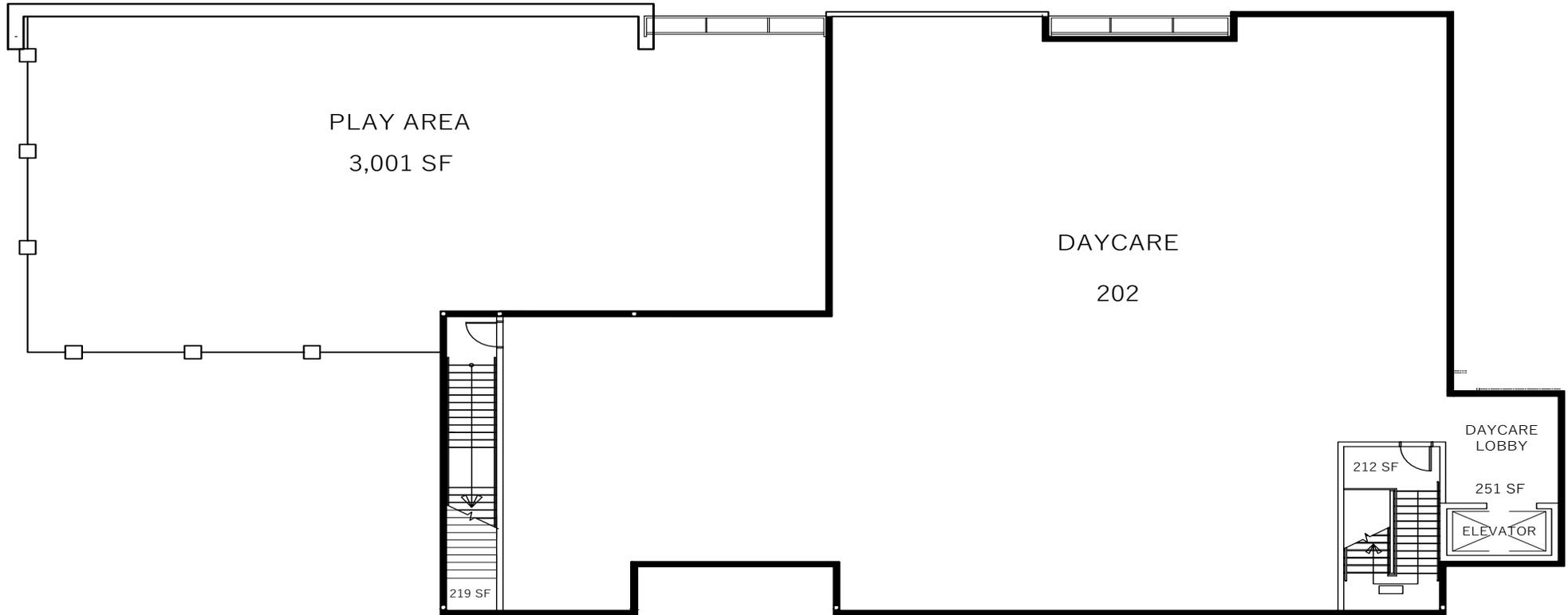
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Building A - Second Floor (Daycare)



BUILDING 'A' SECOND FLOOR AREA: 6,070 SF



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