

# FOR SUBLEASE

Rare Freestanding Retail Opportunity

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Entrance

**10550 Mayfield Road NW**

CG Zoned Standalone Retail Building situated on 1.78 acres.

**Contact:**

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**cresa** 



# 10550 MAYFIELD ROAD NW

## Property Profile

Useable Area:	Main Floor:	17,406 sf
	Second Floor:	8,213 sf
	<b>Total:</b>	<b>25,619 sf</b>
Site Size:	1.78 acres	
Legal Description:	Plan 0425119, Block 2, Lot 20E	
Lease Rate:	\$14.00 per sf	
Op Costs:	\$5.99 per sf	
Term:	Expires September 30, 2026	
Zoning:	CG - General Commercial Zone	
Year Built:	1993	

## Property Information

This CG Zoned freestanding retail opportunity on a 1.78 Acre lot features ample parking plus an elevator.

The strategic floor plan boasts half office/half warehouse on the main floor, and open showroom with offices on the second floor.

High exposure site located on Mayfield Road with 34,000 vehicles per day (VPD) and easy access to Stony Plain Road, Yellowhead, plus the Anthony Henday.

Headlease available



# 10550 MAYFIELD ROAD NW

## 25,619 sf Warehouse, Showroom & Office

### Type:

Retail

### Loading:

2, 14' overhead grade doors  
1 grade door and 1 interior dock door

### Elevator:

Fully functional and accessible

### Ceiling Height:

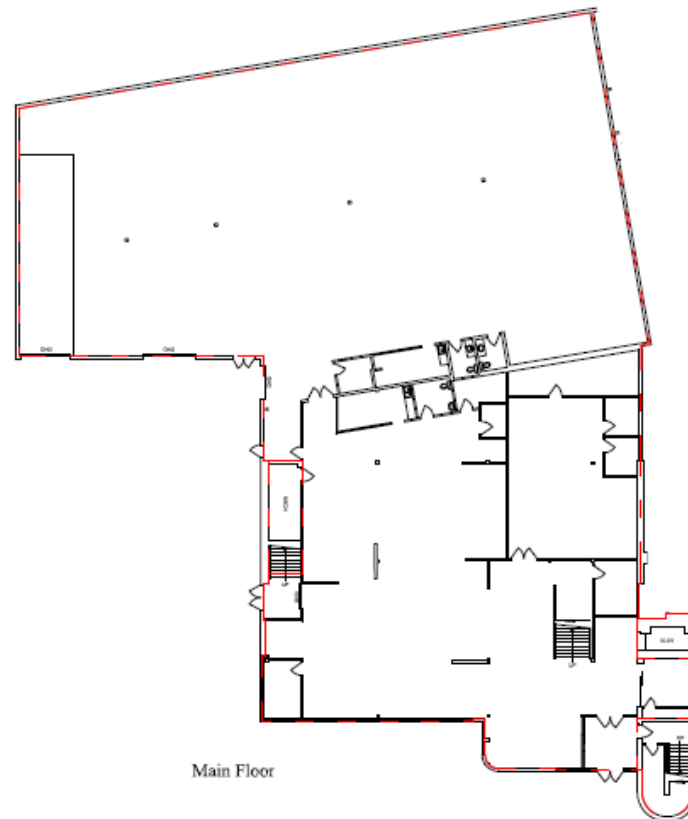
TBD

### HVAC:

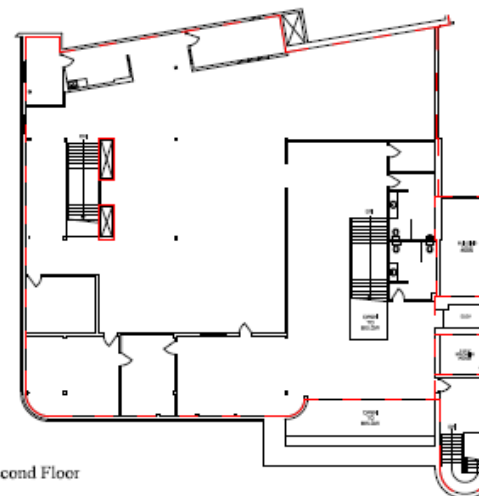
Air conditioned showroom and office

### Traffic Exposure:

34,000 VPD



Main Floor



Second Floor





10550 Mayfield Road NW







## Drive Times & Amenities

- 8 minute drive-time to Anthony Henday Drive
- 7 minute drive-time to Yellowhead Trail
- 3 minute drive-time to Stony Plain Rd
- 2 minute drive-time to 170 St NW
- Amenities within 10 minutes include Jumbo Dim Sum, Refinery Grill, Save-On-Foods, Real Canadian Superstore etc.

## Contact

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