

**RICH CRAFT**

**CANYON WALK PLAZA**  
**4188 SPRATT ROAD, UNIT 2B**  
Retail

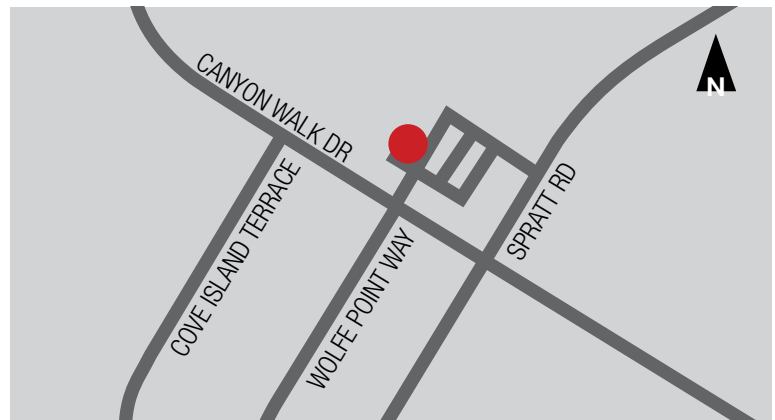


### PROPERTY DESCRIPTION

The unit is currently constructed as a medical office featuring a reception and two clinic rooms. The space is ideal for medical or professional uses.

### RETAIL Unit 2B - 911 SF

- Rental Rate: \$32 PSF
- Operating Costs: \$20.62 PSF (2025)
- Storefront and Pylon signage available
- Ample parking on site
- Available May 1, 2025



### LOCATION

Located in the growing community of Riverside South, Canyon Walk Plaza has excellent visibility to Spratt Road and Canyon Walk Drive. The neighbourhood center's tenants include Mac's convenient store, a pharmacy, Riverside South Animal Hospital, physiotherapy clinic and an orthodontistry practice.

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