

FOR LEASE

Medical / Professional Retail Plaza

Corner of 97 Street and 110 Avenue

9,000 sq. ft (+/-)



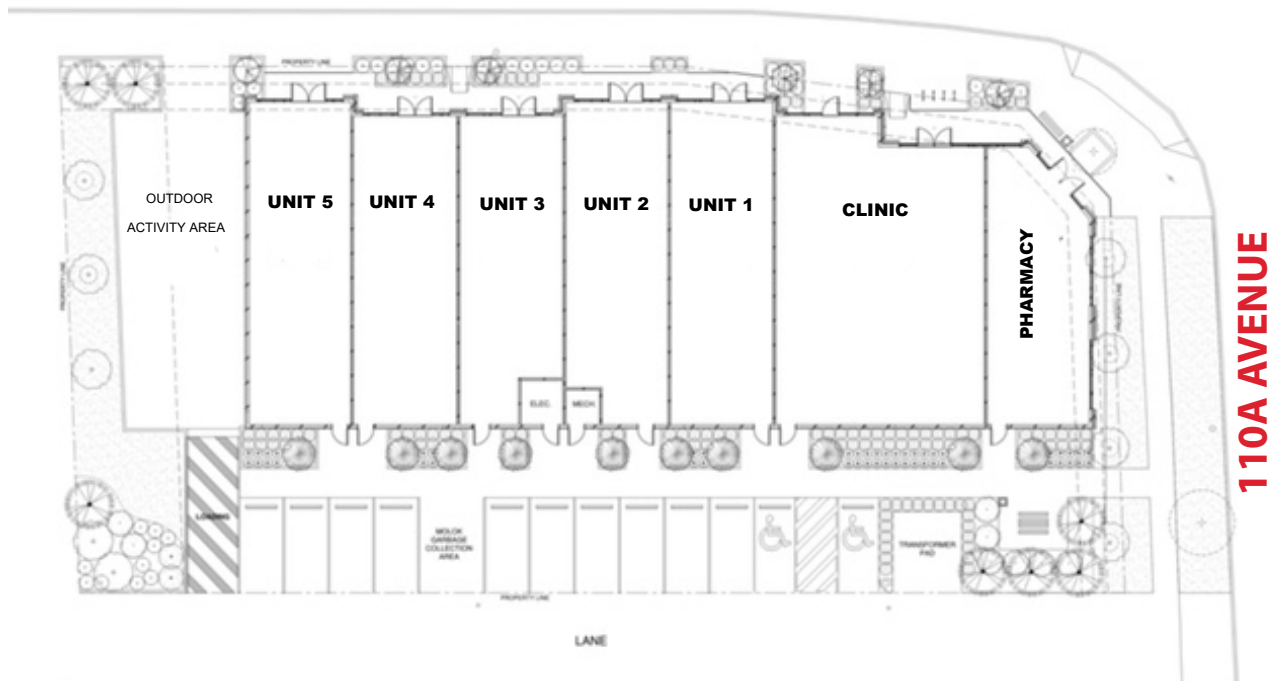
PROPERTY HIGHLIGHTS

(Lease rates starting at \$35.00 PSF)

Ideal for Medical Professional and Medical Related Businesses

Highly visible location on the busy intersection of 97 Street and 110A Avenue. This proposed commercial development is in close proximity to Royal Alexandria Hospital, Specialized Medical Professional Buildings and, Down Town Edmonton. This commercial space is surrounded by high density mature neighborhoods. Total population in around 3 Kilometers radius is 92,663 (2016 city of edmonton census).

97 STREET



For more information, please contact:

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The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and such as, cannot be warranted nor form a part of any future contract.

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DEMOGRAPHICS (3km Radius)



Traffic Count:

- 110a Ave & 97 St - 21,809 VPD (2015)
- 97 St & 111 Ave - 25,500 VPD (2013)
- 101 St & 111 Ave - 10,300 VPD (2013)



Population:

- 92,663 (2016)
- Walk Score - 93
- Transit Score - 70



Households:

- 49,184 (2016)

Median Household Income:

- \$49,056 (2016)



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PROPERTY DETAILS

Municipal Address: 11007 - 97 St NW, T5H 2N1

Bay Sizes: From 960 SF - 2,205 SF

Proposed Zoning: CB1

Asking Base Rent: From \$35.00 PSF

Additional Rent: \$9.50 PSF

Tenants Inducements: Negotiable

Possession: Fall 2019



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