

FOR LEASE

# WINDERMERE GATE PLAZA

6255 Andrews Loop SW

1,208 sq. ft (+/-)



## MAIN FLOOR UNIT FOR IMMEDIATE POSSESSION

LEASE RATE STARTING AT \$25.00 PSF

### PROPERTY HIGHLIGHTS

- Great exposure with superior access to Rabbit Hill Road and the Anthony Henday
- Many amenities in close proximity, including Currents of Windermere shopping plaza
- Ample surface parking

<b>Municipal Address:</b>	6255 Andrews Loop SW
<b>Zoning:</b>	DC1 (Direct Control)
<b>Size:</b>	1,208 sq. ft. (+/-)
<b>Parking Ratios:</b>	1/3
<b>Term Expected:</b>	5 Years
<b>Tenant Improvements:</b>	Negotiable
<b>Operating Costs:</b>	\$7.50 PSF
<b>TI Allowance:</b>	\$25.00 PSF
<b>Possesion:</b>	Immediate

For more information, please contact:

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5603 199 Street, Edmonton, AB T6M 0M8 780.429.1200 www.CommercialYEG.ca

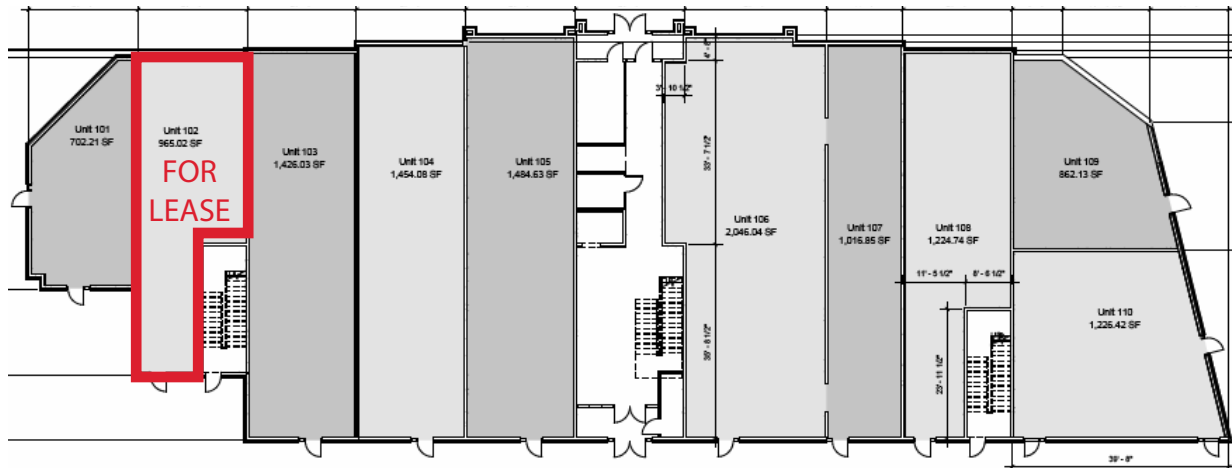
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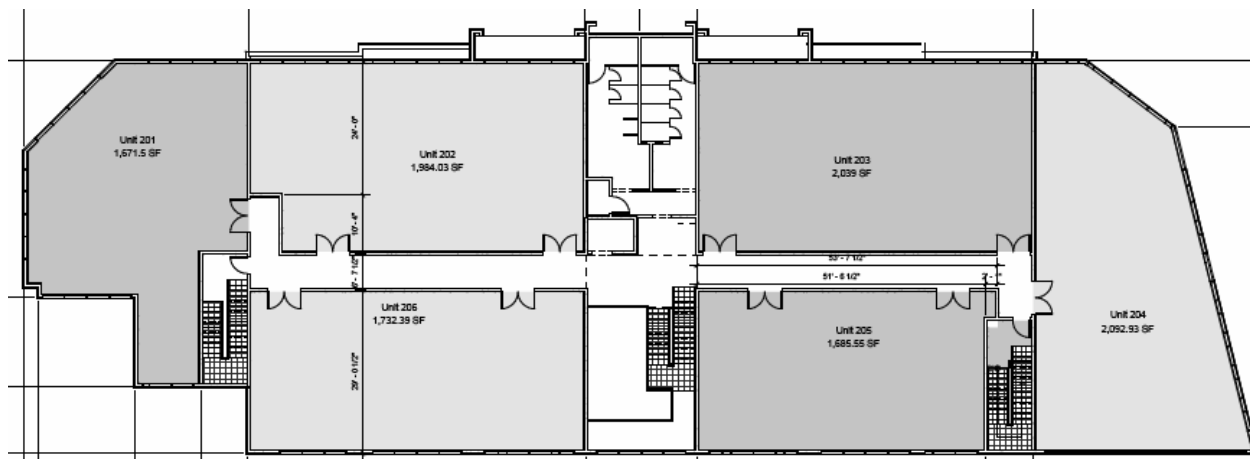
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## Main Floor



## Second Floor



## Tenants in Plaza Include:

- Dental Office
- Chiropractor & Physiotherapist
- Optometrist
- Hair Salon & Nail Salon
- Learning Centre
- Dance Studio
- Children's Gymnastics
- Wealth Management
- Music School



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## DEMOGRAPHICS (5km Radius)



### Population:

- 81,132 (2016)



### Traffic Count (2016):

- Rabbit Hill Rd - 29,797 VPD
- Ellerslie Rd - 78,360 VPD
- Anthony Henday - 77,800 VPD



### Households:

- 29,797 (2016)

### Average Household Income:

- \$168,060 (2016)



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