FOR LEASE

Medical / Professional Retail Plaza

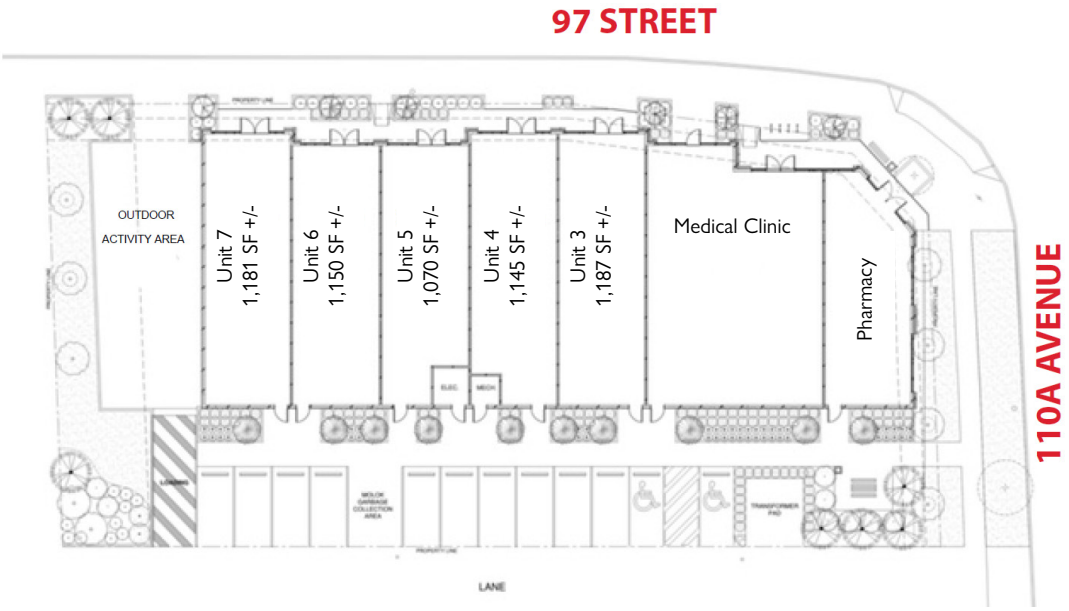
Corner of 97 Street and 110 Avenue

9,000 sq. ft (+/-)

PROPERTY HIGHLIGHTS

New Retail Plaza Anchored by Medical & Pharmacy

Highly visible location on the busy intersection of 97 Street and 110A Avenue is anchored by a medical clinic & pharmacy. We are seeking to collaborate with Physio Therapist, Chiropractic, Massage Therapy, Naturopathic Practitioners, or related Medical & Professional specialists. This exciting new development is in close proximity to Royal Alexandria Hospital, Specialized Medical Professional Buildings, Downtown Edmonton and is surrounded by high density mature neighborhoods.



For more information, please contact:

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RE/MAX COMMERCIAL

RE/MAX EXCELLENCE
COMMERCIAL DIVISION

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

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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:	4th Quarter 2019

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