

FOR LEASE

2,085 Sq. Ft. (+/-)

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



#104 6055 Andrews Way, Edmonton, AB

WINDERMERE RETAIL/MEDICAL SPACE

Property Highlights

- Located in the affluent Windermere Area
- Medical/office building with a strong mix of tenants including general practitioners, medical specialists, pharmacy, and physiotherapy
- Plans and development permits in place for medical specialists
- A growing area with a high household income
- Strong parking in the building, with underground parking available



780.488.0888



www.lizotterealestate.com



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Demographics within 5KM



POPULATION
115,000



HOUSEHOLDS
40,977



MEDIAN AGE
35



AVG HH INCOME
\$156,821



TOTAL CONSUMER
SPENDING
\$1.1B



TRAFFIC VOLUME
73,720
RABBIT HILL RD

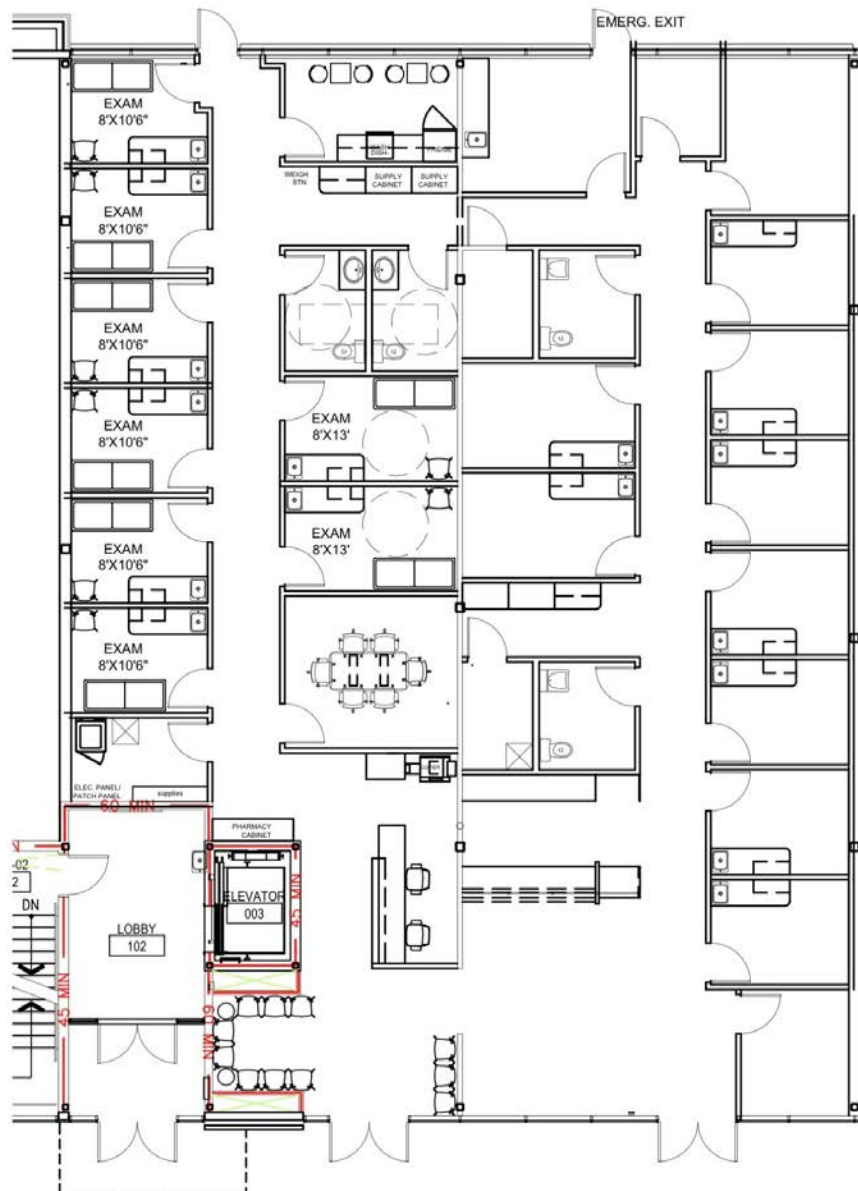


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Main Floor



Possible Build-out

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Property Information

Municipal Address: #104 6055 Andrews Way, Edmonton, AB

Size: 2,085 Sq. Ft. (+/-)

Zoning: DC - suitable for most commercial uses

Parking: Ample free on-site parking with a ratio of 4/1,000 Sq. Ft.
Underground parking available at monthly rent

Signage: Fascia and pylon signage available

Possession: Immediate/negotiable

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Lease Rate: \$28.00/Sq. Ft.

Op Costs: \$14/Sq. Ft. + Power

Contact

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