

FOR LEASE

±1,488 to
±3,061 Sq. Ft.

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



8225 - 105 Street, Edmonton, AB

STRATHCONA HEALTH CENTRE

Property Highlights

- Medical/professional building located on 105 Street, just off of Whyte Ave
- Strong location close to the University of Alberta with easy access to Gateway Boulevard, Calgary Trail, and downtown
- Elevator service throughout the building
- Tenant mix includes doctors, surgeons, pharmacy, dentists, physical therapy, and podiatry
- The building has undergone extensive updates and renovations



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



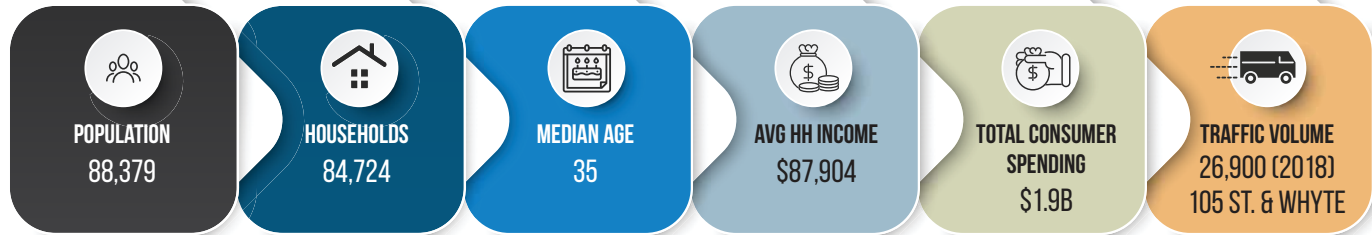
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Demographics within 3KM



ADDITIONAL INFORMATION

- **Ideal uses include:** hearing clinics, pediatricians, internal medicine, various medical specialists, educational consultants, and learning centers



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Property Information

Municipal Address: 8225 - 105 Street, Edmonton, AB

Basement Size: Unit 2 ±1,488 Sq. Ft.

Unit 3 ±1,573 Sq. Ft.

Combined ±3,061 Sq. Ft.

Zoning: CB2 (General Business Zone)

Parking: Ample paid and street parking

Possession: Immediate

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Lease Rate: Market

OP Costs: \$13.35/SF 2022 (Utilities included)

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