CENTRE 111 OFFICE/MEDICAL SPACE





11830 - 111 AVENUE | EDMONTON, AB | FLEXIBLE HIGH EXPOSURE UNITS

PROPERTY DESCRIPTION

- Flexible main floor spaces suitable for a variety of professional / medical uses
- Contemporary 2nd floor walk-up office
- Excellent parking with 90± dedicated stalls
- Strong Tenant mix featuring established restaurant / pub, medical users and more
- Opportunity for pylon signage and/or exterior signage.
- Great corner location fronting 119 St and 111 Avenue
- Proximity to residential areas of Queen Mary Park, Westmount and Inglewood

DON ROBINSON

Senior Associate 587 635 2490 drobinson@naiedmonton.com

RYAN BROWN

Partner 587 635 2486 rbrown@naiedmonton.com



HARRIS VALDES

Associate 587 635 5611 hvaldes@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC. 4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410

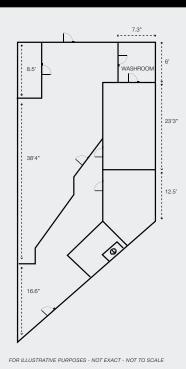




11834 - 111 AVENUE | EDMONTON, AB

UNIT 11834

SIZE	1,387 sq.ft.±
LEGAL DESCRIPTION	Plan 5771MC Block 18A Lot 15
AVAILABLE	Immediately
ZONING	CN Neighborhood Commercial
LEASE TERM	3-10 years
NET LEASE RATE	\$16.00/sq.ft./annum
OPERATING COSTS	\$10.22/sq.ft./annum (2025 estimate) Includes property taxes, building insurance, common area maintenance and management fees











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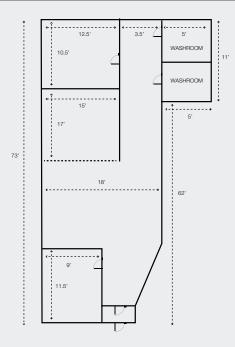
CENTRE 111 OFFICE/MEDICAL SPACE



11842 - 111 AVENUE | EDMONTON, AB

UNIT 11842

SIZE	1,387 sq.ft.±
LEGAL DESCRIPTION	Plan 5771MC Block 18A Lot 15
AVAILABLE	Immediately
ZONING	CN Neighborhood Commercial
LEASE TERM	3-10 years
NET LEASE RATE	\$16.00/sq.ft./annum
OPERATING COSTS	\$10.22/sq.ft./annum (2025 estimate) Includes property taxes, building insurance, common area maintenance and management fees













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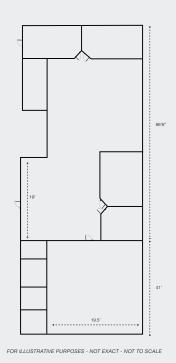




202, 11830 - 111 AVENUE | EDMONTON, AB

UNIT 202

SIZE	3,592 sq.ft.±
LEGAL DESCRIPTION	Plan 5771MC Block 18A Lot 15
AVAILABLE	Immediately
ZONING	CN Neighborhood Commercial
LEASE TERM	3-10 years
NET LEASE RATE	\$8.00/sq.ft./annum
OPERATING COSTS	\$16.50/sq.ft./annum (2025 estimate) Includes property taxes, building insurance, common area maintenance, management fees and utilities (gas, water and power)











NAI COMMERCIAL REAL ESTATE INC.



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