



## Windermere Health & Business Centre

### Only units available

Conveniently located in South West Edmonton just off Anthony Henday Drive and Rabbit Hill Road, Windermere Health & Business Centre offers a wide variety of tenant mix. Ideally situated within walking distance to an abundance of neighborhood amenities including quality retailers, convenient services, entertainment and restaurants.

### Get more information

**Peter Schwann**

Principal

780.429.7563

[peter.schwann@avisonyoung.com](mailto:peter.schwann@avisonyoung.com)

**Karnie Vertz**

Principal

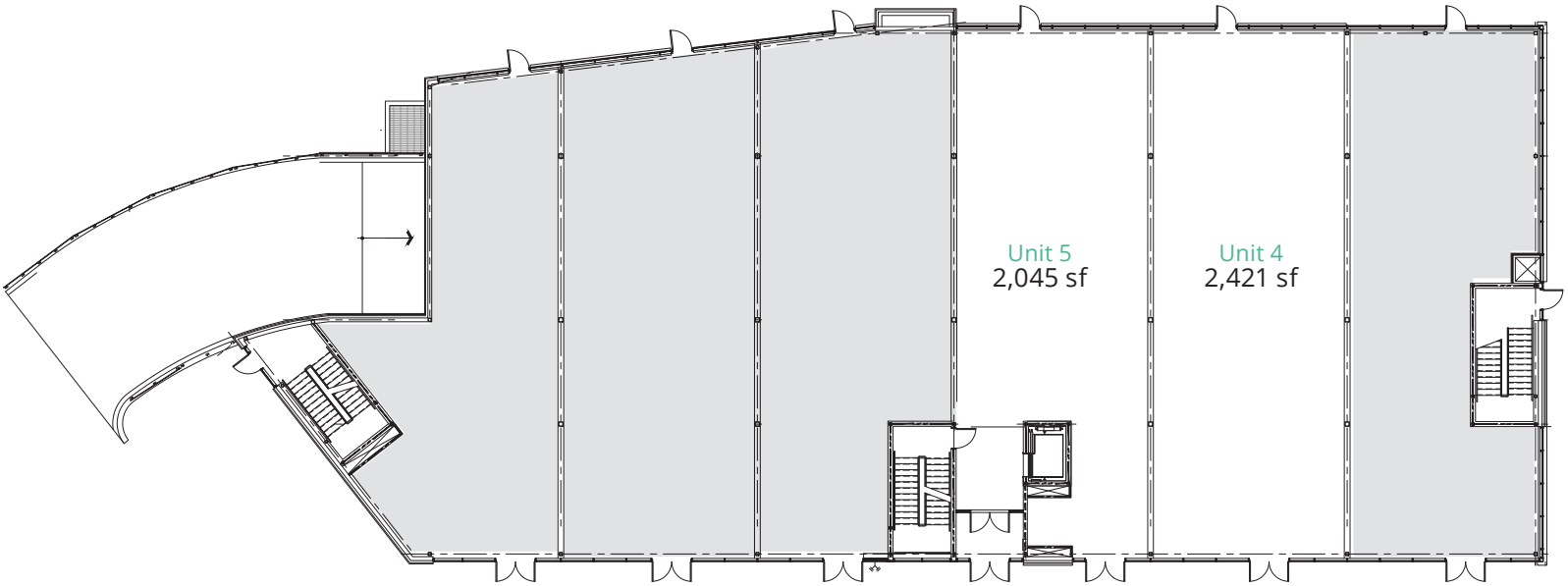
780.429.7551

[karnie.vertz@avisonyoung.com](mailto:karnie.vertz@avisonyoung.com)

# For Sale

Windermere Health & Business Centre, Edmonton, AB

## Site Plan



## Offering Summary

Available:	Unit 4: 2,421 SF Unit 5: 2,045 SF Total: 4,466 SF
Sale Price:	Negotiable
Condo Fees:	\$6.68 PSF (estimate)
Parking:	4 single underground, titled parking stalls Ample surface as well



**Radiant heating and centralized cooling**



**Abundance of neighborhood amenities**



### Eco friendly:

The Molok® Deep Collection™ system is more sustainable than traditional waste collection methods.

- Less Emissions
- Recycled and Recyclable
- Less Litter
- Durable

## Property Highlights

- Located in affluent southwest area booming with new growth
- Close proximity to countless amenities, including retail, restaurants and professional services
- Modern architecture, designed by Hodgson Schlif Evans Architects Inc.
- Ready for immediate fixturing/occupancy
- Only units available





For Sale

Windermere Health & Business Centre, Edmonton, AB



## Windermere Area

Currents of Windermere is a large scale retail power centre and lifestyle centre, including a pedestrian friendly urban village, several big box retailers and located within walking distance to Windermere Health and Business Centre. Situated in Southwest Edmonton which has 60% of all household growth in Edmonton and an average household income of \$148,700. Windermere is the ideal place for your office.



**13,795**

2019 population projected  
for overall trade area

**Peter Schwann**  
Principal  
780.429.7563  
peter.schwann@avisonyoung.com

**Karnie Vertz**  
Principal  
780.429.7551  
karnie.vertz@avisonyoung.com

**AVISON  
YOUNG**