WEST END MEDICAL PROFESSIONAL BUILDING



9509 - 156 STREET | EDMONTON, AB | MEDICAL/PROFESSIONAL

# PROPERTY DESCRIPTION

- Busy medical professional building fronting 156 Street
- Newly renovated
- Surrounding high density residential area
- 5 minutes to Misercordia Hospital
- Directly on Valley Line LRT
- Free surface parking for patients
- Energized parking stalls available
- 2 elevators
- Exposure to average of 10,400 vehicles/day on 95 Ave
   W of 156 Street (2022 City of Edmonton)

## DON ROBINSON

Senior Associate 587 635 2490 drobinson@naiedmonton.com

## HARRIS VALDES

Associate 587 635 5611 hvaldes@naiedmonton.com









780 436 7410



NAIEDMONTON.COM

**N**ICommercial

# WEST END MEDICAL PROFESSIONAL BUILDING

9509 - 156 STREET | EDMONTON, AB



SIZES AVAILABLE	743-2,524 sq.ft.
LEGAL DESCRIPTION	Plan 6530ET Block 7 Lots 3-6
ZONING	Mixed Use (MU h16 f3.5 cf)
BUILDING SIZE	49,400 sq.ft.±
SIGNAGE	Directory
TENANT IMPROVEMENT ALLOWANCE	Negotiable
INTERNET	Shaw high speed fibre optics
NET RATE	Upper floors: \$12.00/sq.ft./annum Main floor: \$15.00/sq.ft./annum
OPERATING COSTS	\$16.58/sq.ft./annum (2024 estimate) includes property tax, building insurance, common area maintenance, management fees and utilities.

OTHER TENANTS











Denture Clinic
Physiotherapy
Massage Therapy
Psychologists
Dental Clinic
and Other Professional uses



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LOBBY

**UNIT 301/302** 

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



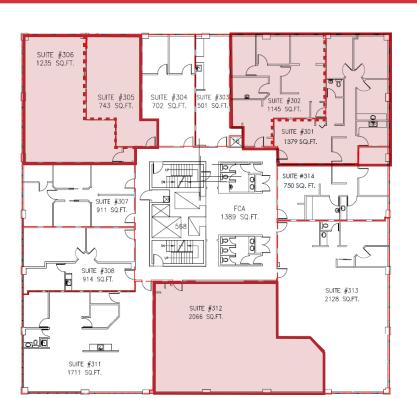
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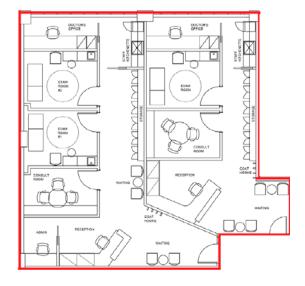
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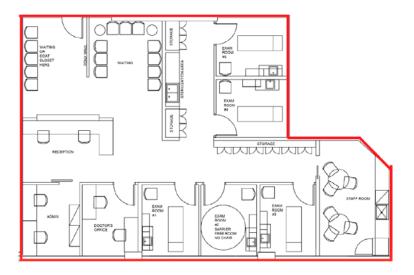
AVAILABLE UNITS	SIZE
301	1,379 sq.ft.
302	<u>1,145 sq.ft.</u>
	<u>2,524 sq.ft. total</u>
305 & 306	743-1,978 sq.ft.
	(can be demised)
312	2,066 sq.ft.



#### PROPOSED CONCEPT PLAN UNIT 305 & 306



#### PROPOSED CONCEPT PLAN UNIT 312



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