

# GRANTREE CENTRE

12006C 111 AVE EDMONTON, AB | FOR LEASE



## PROPERTY HIGHLIGHTS

Located along busy 111 Avenue seeing over 26,400 VPD (2016). The newly renovated building offers an abundance of parking for tenants and customers with easy access from 111 Avenue and a short drive to Yellowhead Trail & Downtown Edmonton.

### 3080 SF +/-

- Open concept space, ideal for medical, professional and retail

## PROPERTY DETAILS

Leaseable Area:	3,080 SF +/-
Base Lease Rate:	\$12 PSF
Parking:	Ample surface parking, paved
Zoning:	IB - Industrial Business District
Op. Costs:	\$8.50 (est.)
Possession:	Immediate



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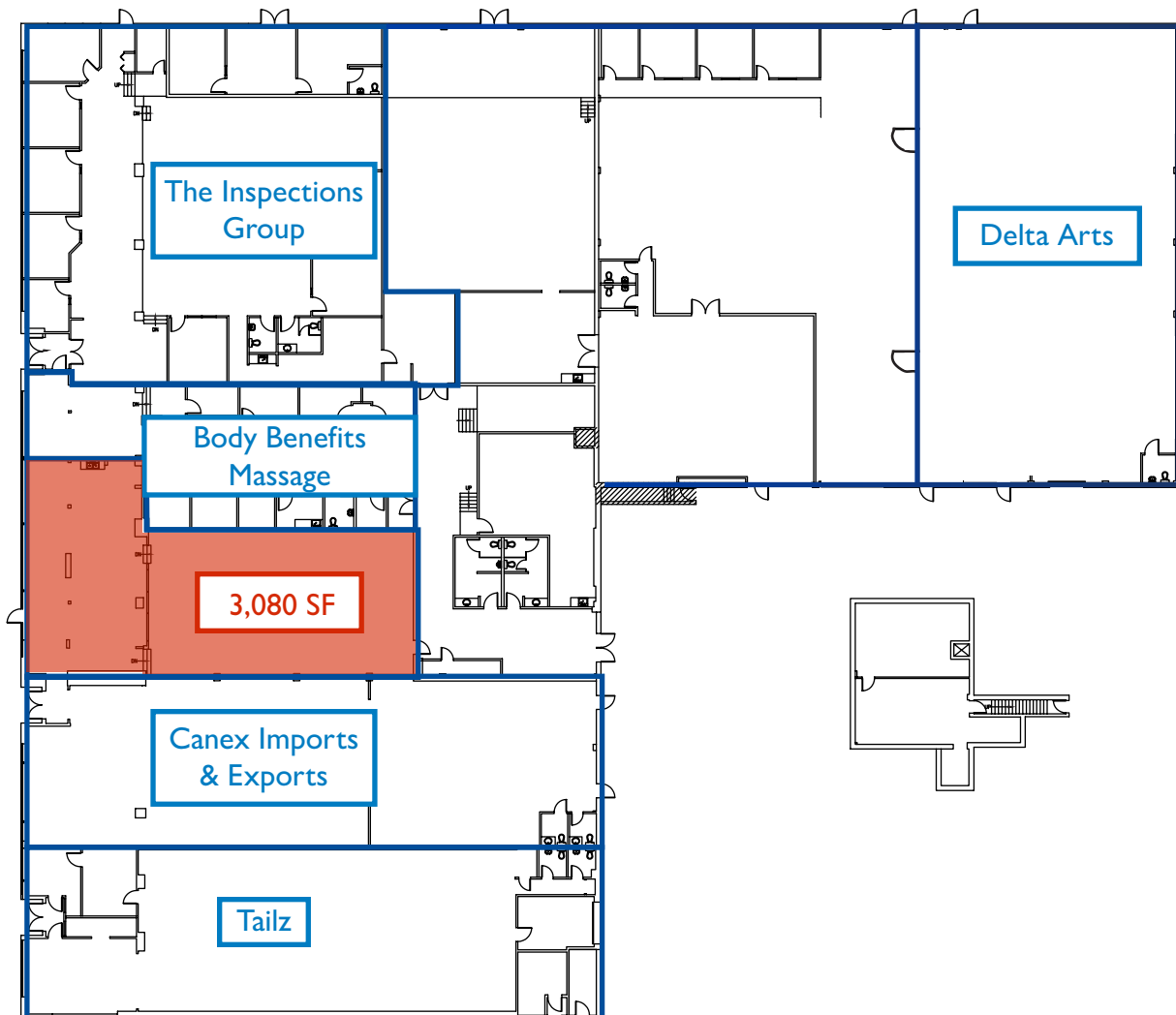
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## SITE PLAN





# GRANTREE CENTRE

Grantree centre is ideally situated with close proximity to Kingsway Mall, the Royal Alexandra Hospital, the proposed Blatchford neighborhood, the Edmonton Transit System Kingsway (LRT), and high traffic arterial roadways.

Kingsway Avenue and 111th Avenue represent main feeder routes to the Downtown Core from west and northwest Edmonton.

The area exhibits excellent access to recreational amenities, shopping facilities and employment centers, and offers convenience for the established neighborhoods of Inglewood, West Mount, Queen Mary Park, and Prince Rupert.

The centre is also in close proximity to the future Blatchford neighborhood that will be constructed on 536 acres and home an estimated 30,000 residents.

## DEMOGRAPHICS | 2KM RADIUS (2016)



Households  
21,316  
Average Household Income:  
\$74,047



Population:  
38,885  
Median Age:  
37

## THE AREA

