

MEDICAL/PROFESSIONAL RETAIL PLAZA

17120 90 AVENUE NW, EDMONTON AB

FOR LEASE



PROPERTY HIGHLIGHTS

- Highly visible location on the busy intersection of 90 Ave NW and 170 St NW
- We are seeking to collaborate with Pharmacy or related Medical & Professional specialists.
- Prime 3,190 SF +/- ground floor space currently under construction - **Opening Dec 2020**
- This exciting new build is in close proximity to Misericordia Community Hospital & Jasper Long Term Care, Specialized Medical Professional Buildings, West Edmonton Mall and is surrounded by mature neighbourhoods
- Brand new Glass frontage facing 90th Avenue right across the street from West Edmonton Mall.
- Pylon signage located on 90 Ave NW with high visibility on 170 St NW
- This 4 storey building features a main floor commercial tenant space, including a brand new medical/pharmacy space while the upper floors are long-term residential. The two are separated by concrete slab for effective noise separation/barrier
- Ample surface and underground parking with the possibility of dedicated stalls for medical staff

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#1 RE/MAX Commercial Team Worldwide 2017 - 2019*

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. *based on commercial commissions 2017 - 2019

PROPERTY DETAILS

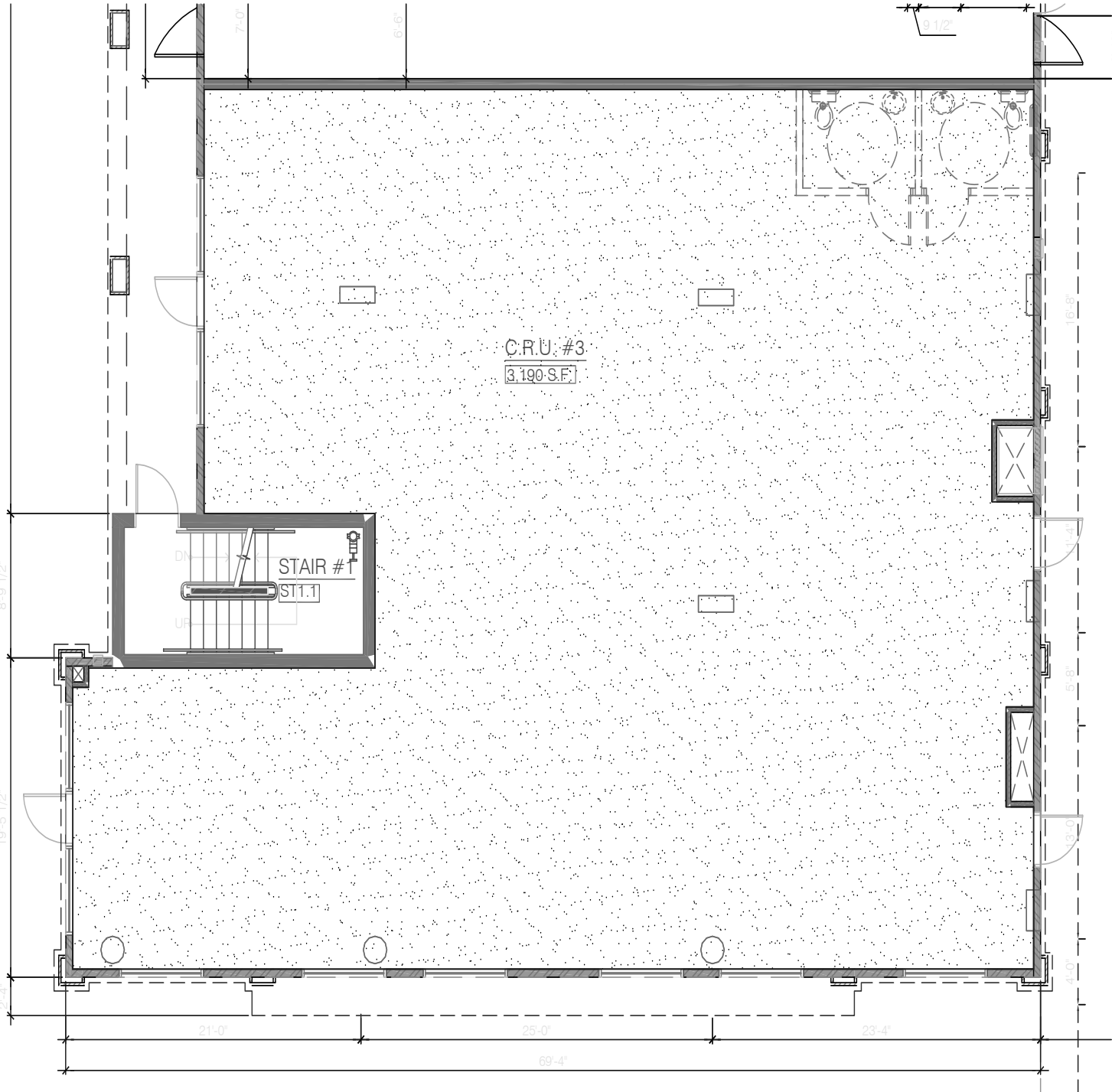
PROPERTY DETAILS

Address:	17120 90 Avenue NW, Edmonton AB
Size:	3,190 SF +/-
Available:	December 2020
Parking:	Underground/Surface
Year Built:	2020
Lease Rate:	\$45 PSF +/-

MAP



SITE PLAN



ADDITIONAL INFO

PROPERTY PHOTOS



MISERICORDIA HOSPITAL

