



CUSHMAN & WAKEFIELD
Edmonton

HIGH END FINISHES

PLENTY OF NATURAL LIGHT

SUBLEASE

ELITE CENTRE TAMARACK MEDICAL CLINIC

2373 Maple Road, Edmonton, AB

MOVE-IN READY MEDICAL CLINIC

PROPERTY HIGHLIGHTS

- Long term sublease - expiring April 2030
- Furniture / equipment is negotiable
- On-site pharmacy in place
- Build-out includes large reception/waiting room, 4 offices, 8 exam rooms, staff room and 2 washrooms
- High density residential area, rich in amenities
- Established clinic with existing clientele

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PROPERTY DETAILS

Municipal Address: 2373 Maple Road,
Edmonton, AB

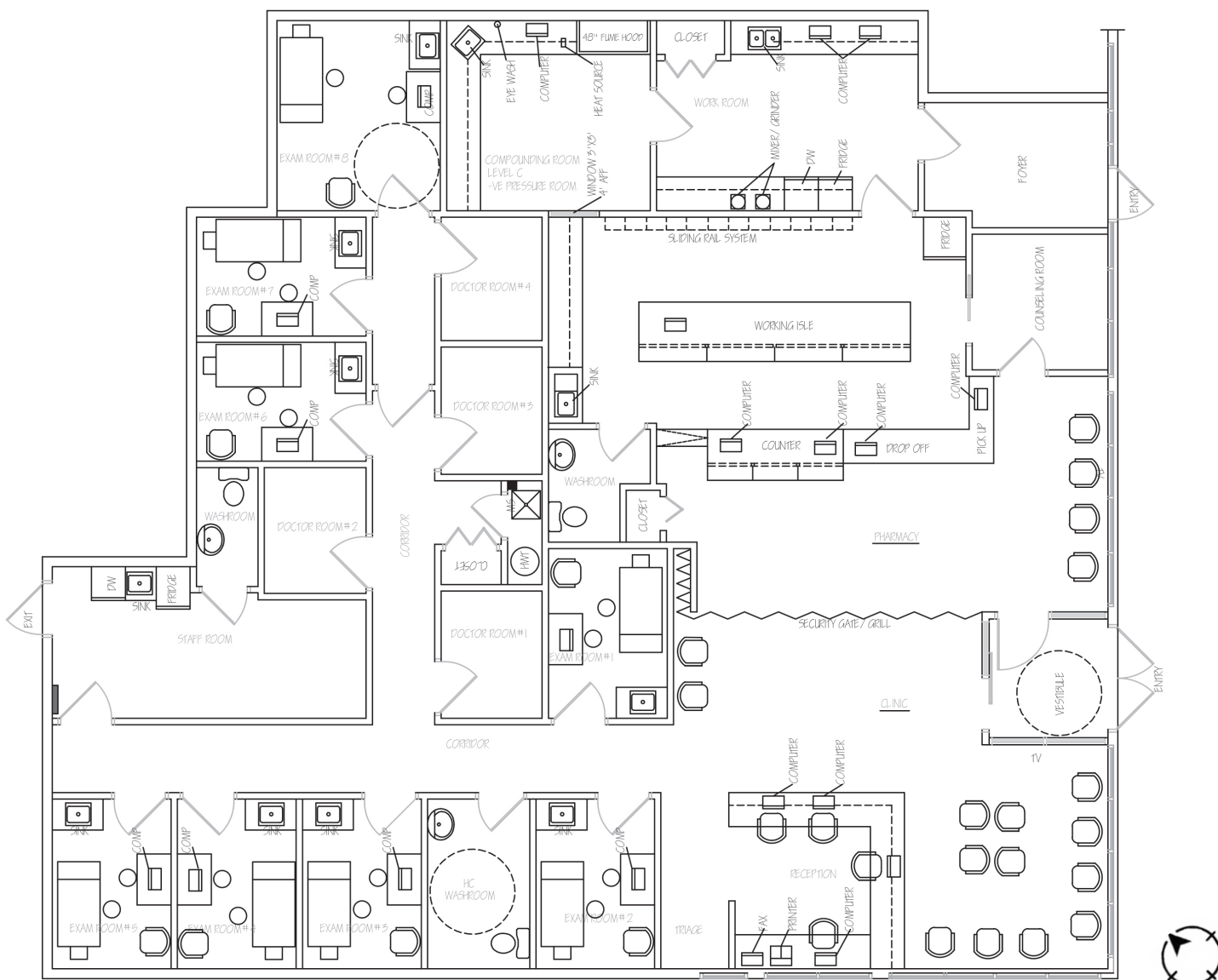
Rentable Area: 2,000 SF

Sublease Rate: Market

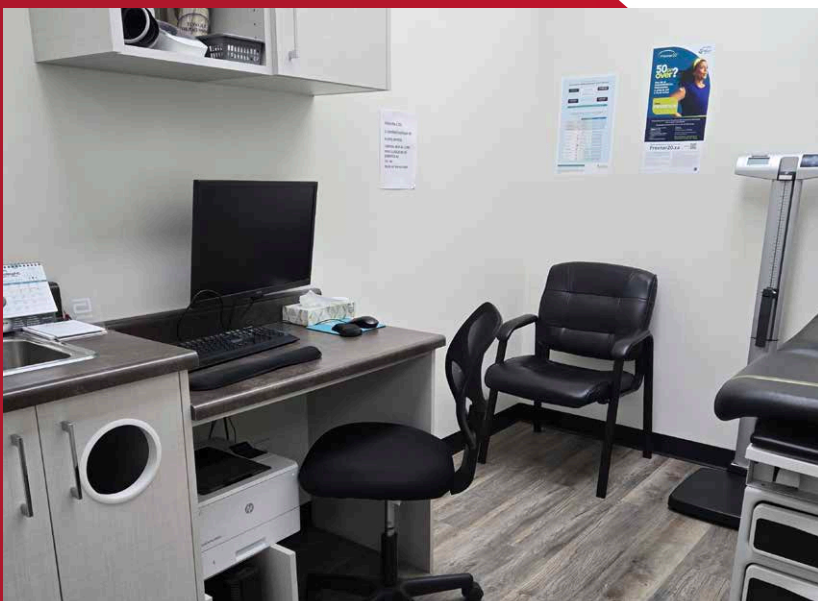
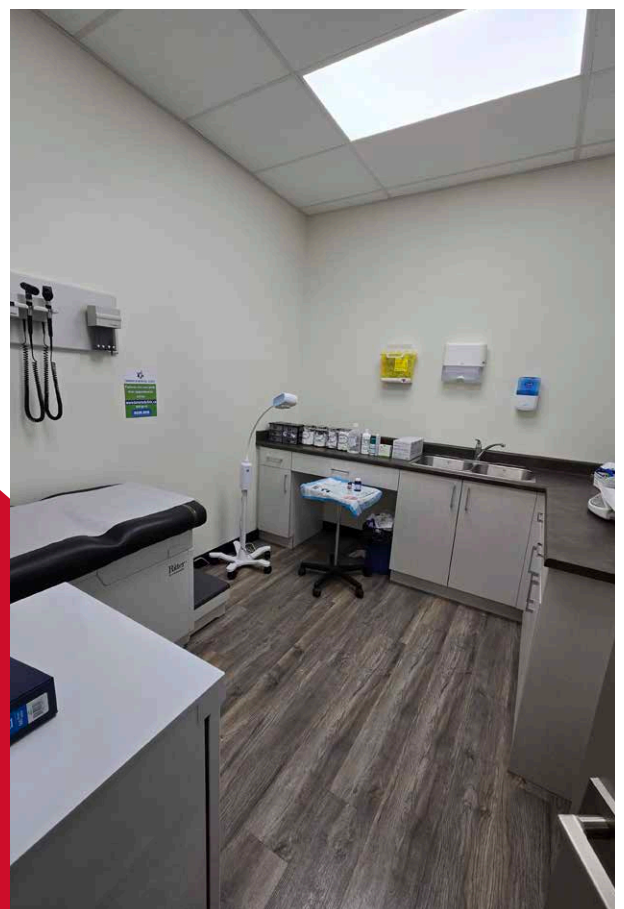
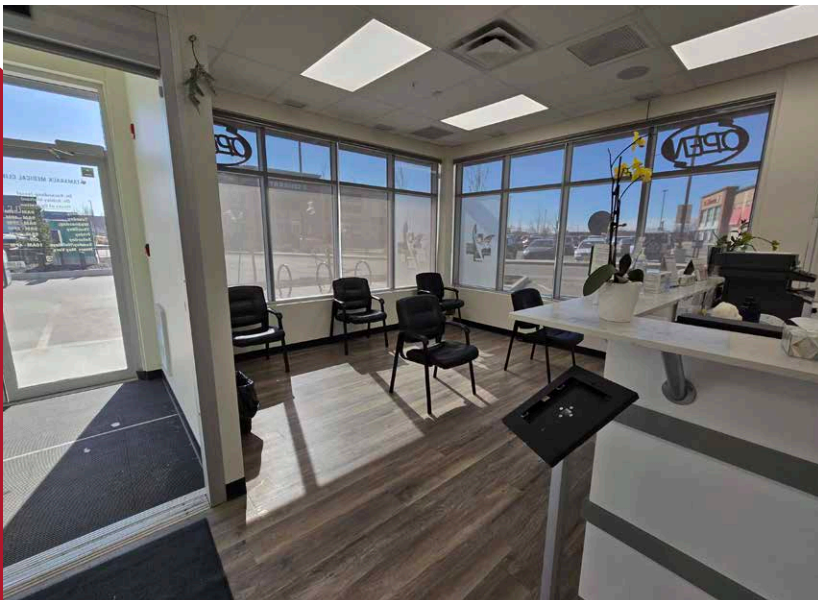
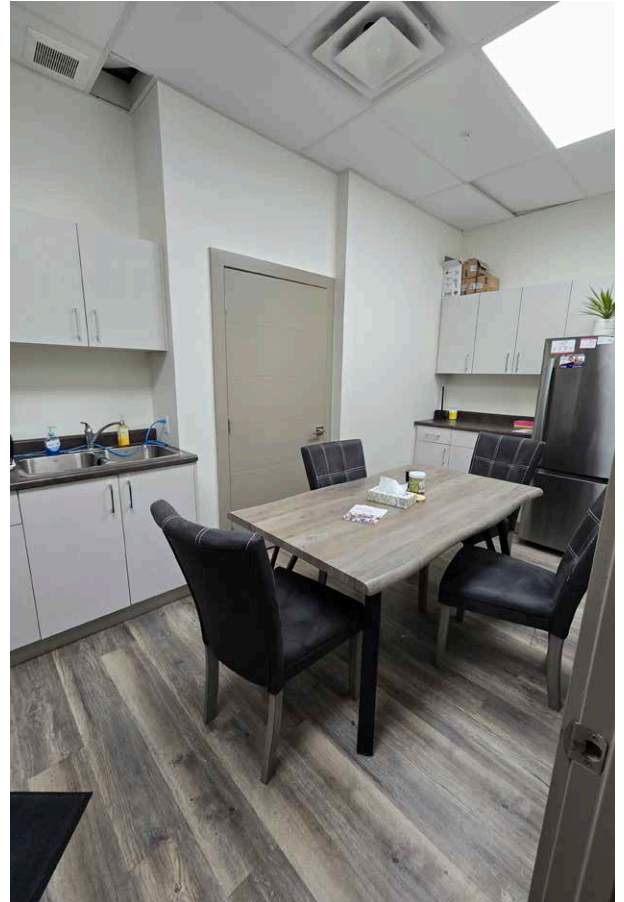
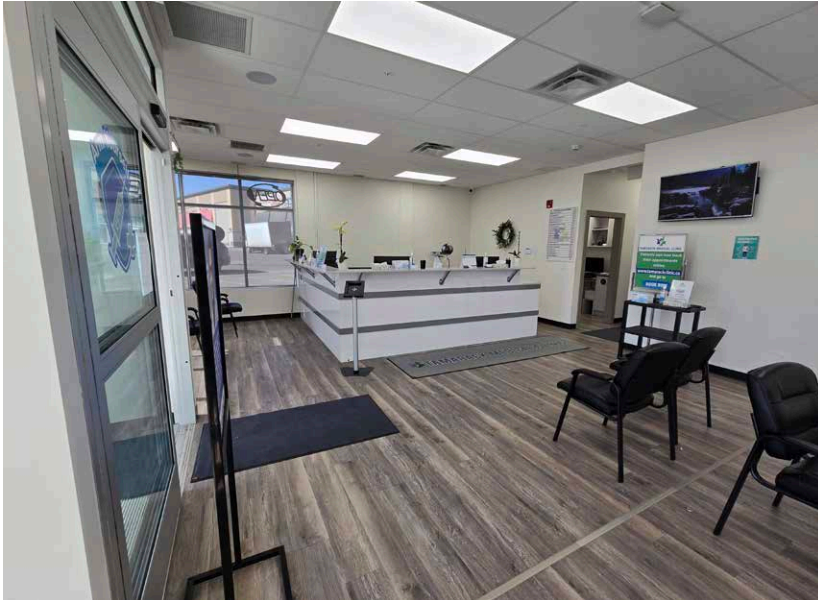
Sublease Expiry: April 30, 2030

Parking: Ample surface

FLOOR PLAN



INTERIOR PHOTOS



AERIAL

TAMARACK WAY NW


38 AVENUE NW


17 STREET NW

MAPLE ROAD NW




DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	15,377	54,528	108,433

	AVERAGE INCOME		
	1km	3km	5km
	\$128,180	\$136,767	\$130,668

	HOUSEHOLDS		
	1km	3km	5km
	4,765	16,171	33,596

	VEHICLES PER DAY (2022)		
	13,900 on 38 Avenue	29,400 on 17 Avenue	5,100 on Maple Road



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