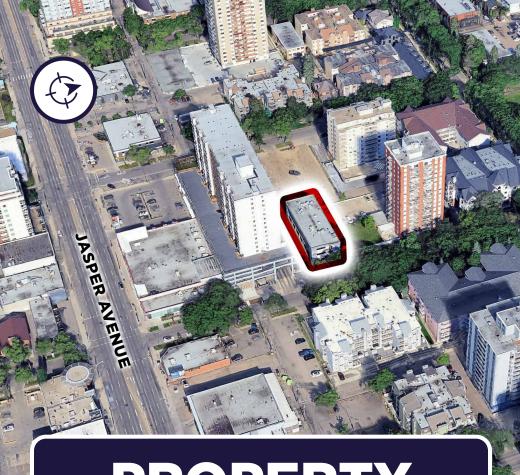


PROPERTY HIGHLIGHTS

- Excellent central location on 117th Street just north of Jasper Avenue
- Attractive medical professional building anchored by Stratica Dermatology and Pharmacy
- Built out with one large room, small entrance and a washroom
- Pylon signage available at Tenant's cost to manufacture and install
- Seamless access in and out of the downtown core via 124th Street, Jasper Avenue, 109th Street and 104th Avenue/ Stony Plain Road
- Walking distance to Edmonton's scenic river valley and the lively Brewery District
- Idealy located near a diverse mix of restaurants, cafes, shops and professional offices





PROPERTY DETAILS

Municipal Address	10140 - 117 Street, Edmonton, AB T5K1X3
Zoning	Large Scale Residential (RL h65)
Availability	Immediate
Building Age	1980
Lease Rate	Gross Rent: \$20.00 PSF + in-suite janitorial
Floor #	Main Floor





HOUSEHOLDS

1KM 3KM 5KM 15,430 51,447 106,480



POPULATION

1KM 3KM 5KM 25,214 94,195 217,301



AVERAGE INCOME

1KM 3KM 5KM \$93,954 \$103,633 \$109,714



VEHICLES PER DAY

Jasper Avenue: 29,778 VPD 104 Avenue: 32,143 VPD







KEEP IN TOUCH

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