FOR LEASE

CUSHMAN & WAKEFIELD
Edmonton



MOVE-IN READY CANNABIS SHOP

PARTIALLY FIXTURED MEDICAL SPACE

2,281 SF & 6,000 SF UNITS AVAILABLE

THE VISTEK BUILDING

10561 / 67 109 Street, **Edmonton, Alberta**

HIGH TRAFFIC RETAIL / MEDICAL SPACE FOR LEASE

Nick Mytopher
Associate
587 597 5475
nick.mytopher@cwedm.com

Devan Ramage
Associate
780 932 2635
devan.ramage@cwedm.com

Royce Johnson
Senior Associate
780 862 2995
royce.johnson@cwedm.com

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CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

PROPERTY HIGHLIGHTS

- Office/Retail building strategically located in close proximity to Grant McEwan University.
- Direct exposure to 109th street which sees over 33,000 vehicles per day!
- Former Cannabis Shop buildout includes: Large showroom, secured cannabis storage area, bathroom, staff lunch area and one office/ security room.
- On site staff and customer parking available.
- MU - Mixed Use Zoning allows for a wide variety of uses.
- Attractive Lease Rates

PROPERTY DETAILS

Municipal Address:	10561 / 67 109 Street, Edmonton, Alberta
Zoning:	MU - Mixed Use
Suite #:	10567 - 6,000 SF 10561 - 2,281 SF
Operating Costs:	$11.04/SF (2026)
Lease Rate:	Listing Agent
Availability:	Immediately









UNIT 10567 - 6,000 SF

PARTIALLY BUILT OUT MEDICAL OFFICE SPACE WITH 8 PROPOSED TREATMENT ROOMS AND LARGE GROUP/BOARDROOM SPACES.





DEMOGRAPHICS

POPULATION

1km	3km	5km
21,324	101,046	219,561

AVERAGE INCOME

1km	3km	5km
$86,325	$95,216	$107,556

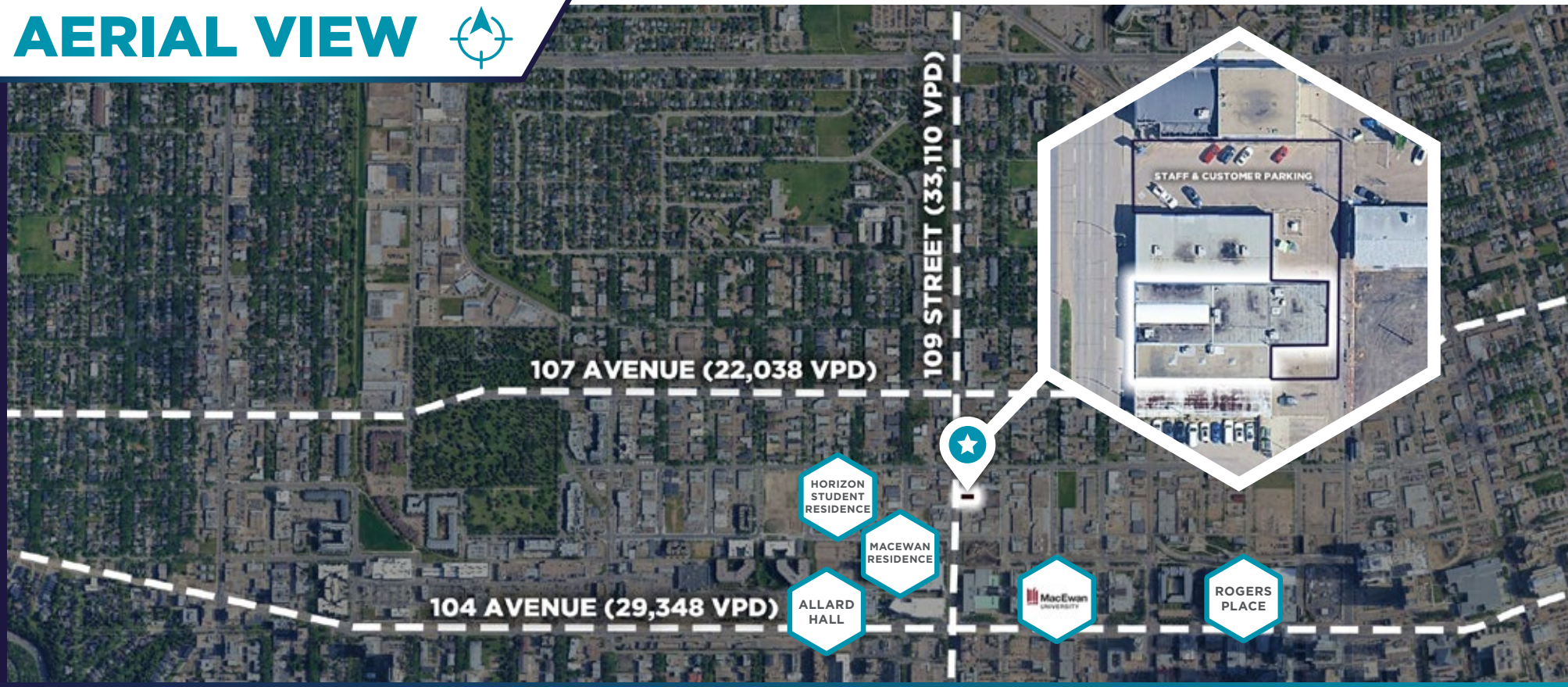
HOUSEHOLDS

1km	3km	5km
12,047	54,788	107,588

VEHICLES PER DAY

107 Ave VPD (2023): 22,038
109 Street VPD (2023): 33,110
104 Ave VPD (2023): 29,348

AERIAL VIEW



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