



Unit 903, 8215 112 Street, Edmonton

Turn-Key Clinic in College Plaza



PROPERTY DETAILS

Address:	Unit 903 8215 112 Street, Edmonton
Legal:	Plan 5384RS, Block 158, Lot 1A
Zoning:	Site Specific Development Control Provision (DC2 (732))
Size:	1,703 SF (+/-)
Building Name:	College Plaza
Op. Costs:	\$18.12 /SF (include all building expenses such as taxes, utilities, insurance, maintenance, repairs, and management)
Sublease Rate:	Negotiable
Parking:	Available for rent (underground / tandem / single)
Sublease Expiry:	September 30, 2027
Available:	Immediately



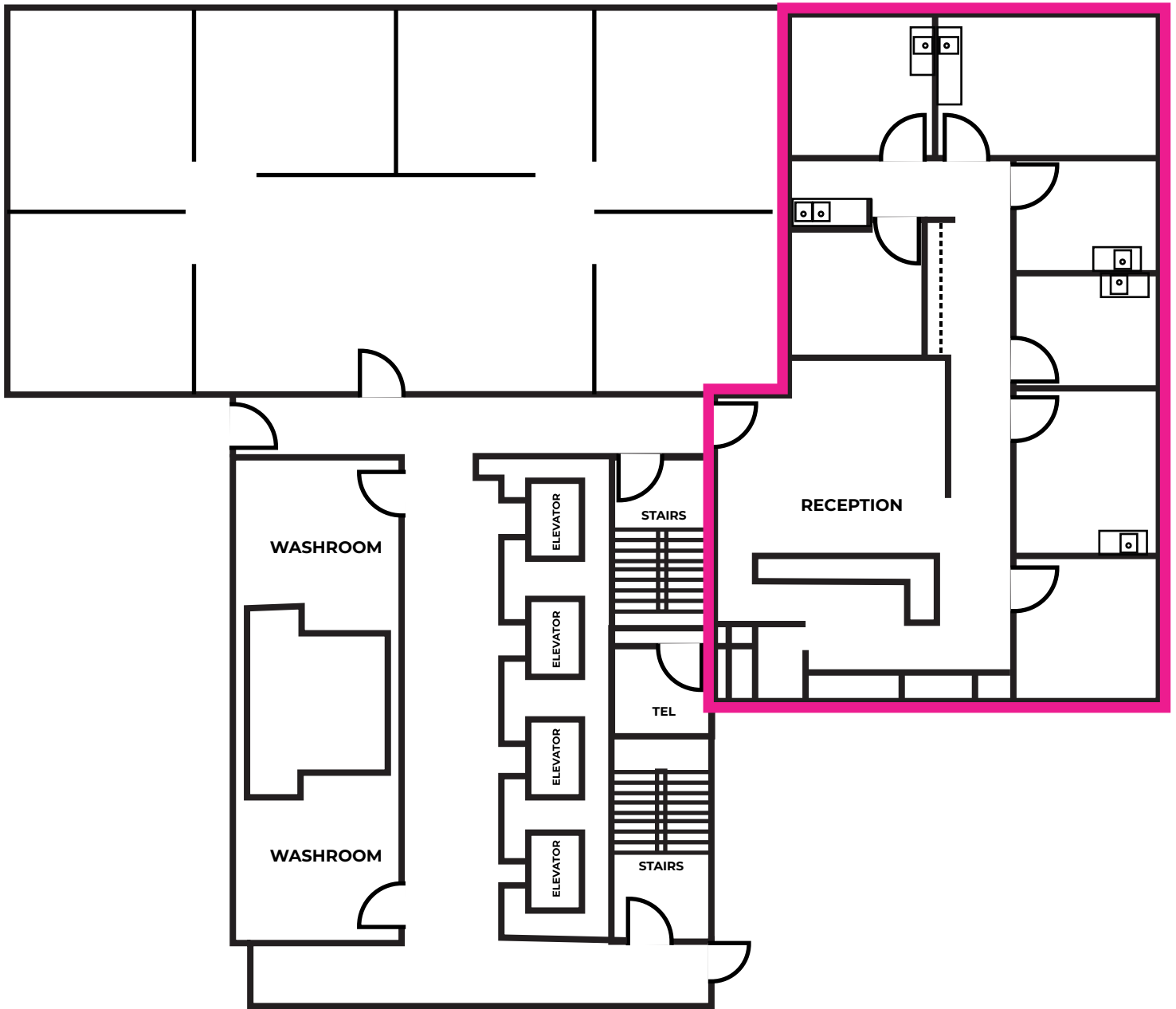
PROPERTY HIGHLIGHTS

- Fully built-out unit ready for immediate operation
- Prime Central location surrounded by strong complementary businesses
- Ideal for medical, wellness, or allied health professionals
- Modern Fixtures including bright lighting, extensive cabinetry and storage, sinks, dishwasher, and MOA desks
- Designed to support efficient patient flow
- Main floor businesses include: Starbucks, H Mart Asian Grocery, CIBC, The Medicine Shoppe Pharmacy

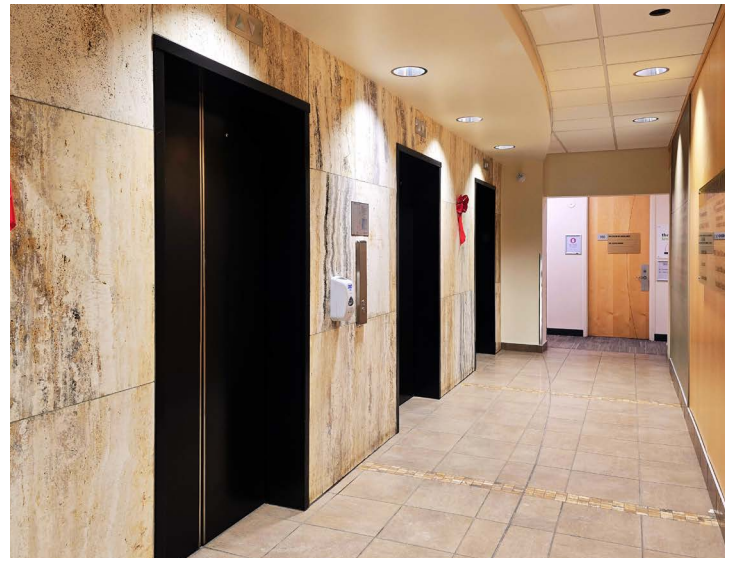
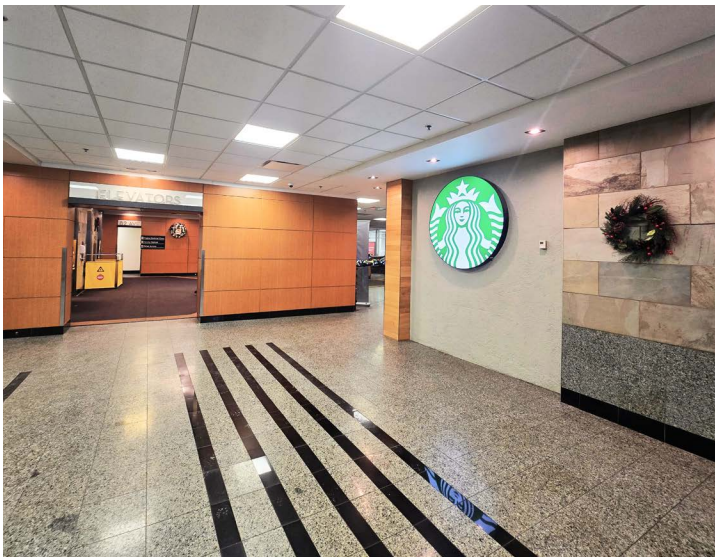
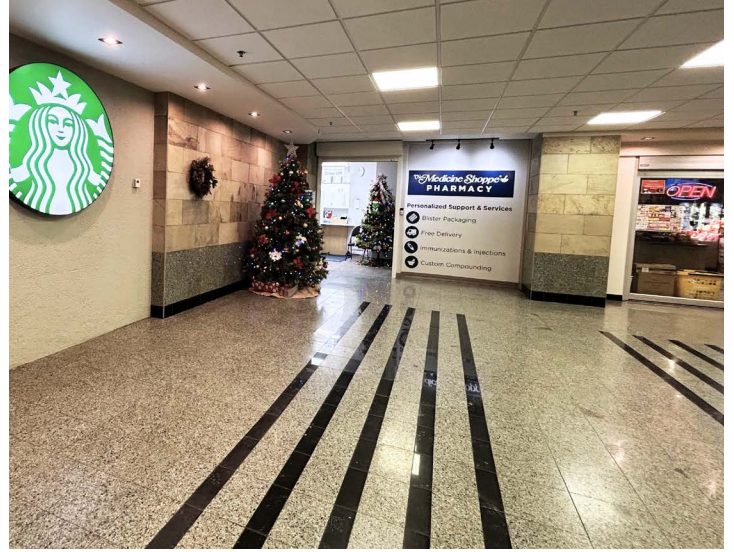
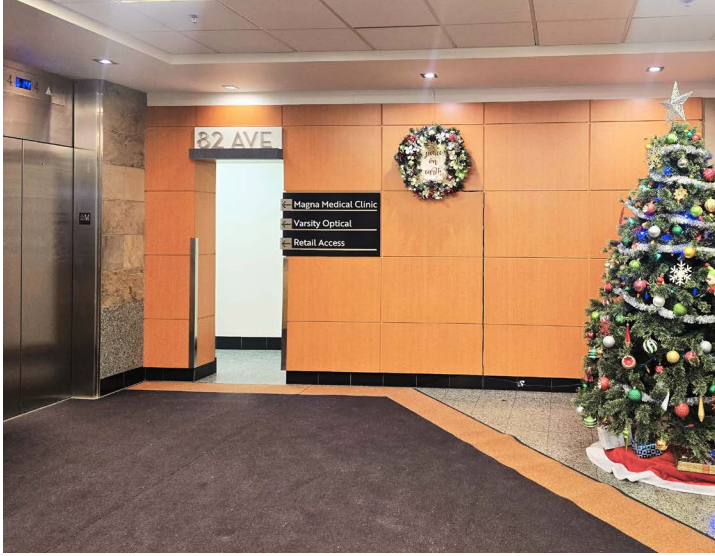


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PROPERTY AMENITIES

#903, 8215 112 Street, Edmonton

Neighbourhood features:



SHOPPING



TRANSIT



BIKE FRIENDLY



DINING

AMENITIES AT COLLEGE PLAZA



ON-SITE MEDICAL SERVICES



1,200 RESIDENTIAL TENANTS ON-SITE



22,000 SF OF AMENITIES

- GENERAL PRACTICE
- PHARMACY
- DENTAL
- LABS & TESTING
- CONCIERGE & 24-HOURS SECURITY
- CARSHARE & ELECTRIC VEHICLE STALLS
- CAR WASH
- PUBLIC TRANSIT
- ON-SITE SERVICES
- AMPLE PARKING & BIKE STORAGE
- PROFESSIONAL ON-SITE MANAGEMENT

WORK-LIFE BALANCE



CONFERENCE CENTRE

TENANT CAFE & LOUNGE



FITNESS STUDIO

EVENTS HALL



HEATED INDOOR POOL

PRIVATE DINING ROOM & MEETING SPACE



CHANGE ROOMS & LOCKERS

FITNESS CLASSES & EVENTS



Neighbourhood features:



- Located near 112 Street & Whyte Avenue, just steps from the University of Alberta main campus, the University Hospital, Stollery Children’s Hospital, and the Kaye Edmonton Clinic — a major medical and educational hub.
- Easy access to public transit including LRT and bus routes and close to vibrant neighbourhoods like Old Strathcona and Garneau.
- Walking distance to leading medical institutions including the University of Alberta Hospital, Kaye Edmonton Clinic, Mazankowski Centre, Stollery Children’s Hospital and the Cross Cancer Institute, College Plaza Professional building is Edmonton’s premiere centre for health and wellness services.
- Proximity to a wide range of medical services, banking, pharmacy, grocery, dining and lifestyle services right in or just outside the building.



AREA POPULATION
(within 5kms)

- 203,805 Residents
- 295,815 Daytime Population
- 2.7% Annual Growth (2023-2028)



AREA INCOME
(within 5kms)

Average household income: \$100,542



VEHICLES PER DAY

112 Street: 13,500
82 Avenue: 19,600



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