

FOR LEASE

SYNERGY WELLNESS CENTRE

NAI Commercial

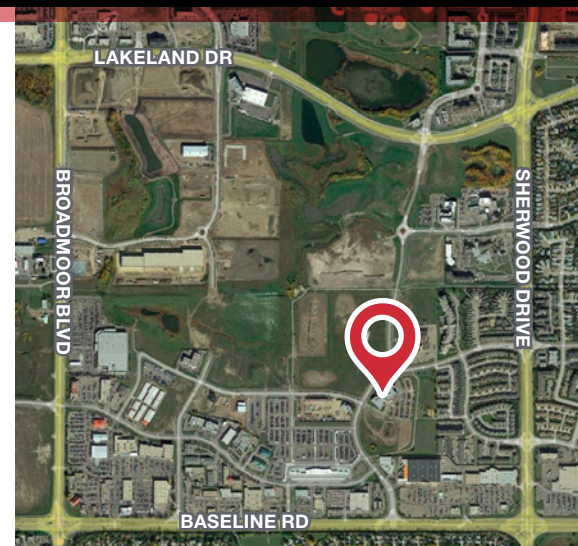


REDUCED RATE

#233, 501 BETHEL DRIVE | SHERWOOD PARK, AB | MEDICAL/OFFICE

PROPERTY DESCRIPTION

- Excellent location with close access to Sherwood Drive and Baseline Road
- Professional medical centre
- On-site parking
- Immediate possession
- Existing tenants include Visionary Eye Centre, Aspire Dental, Medical Imaging Consultants, Dynalife, The Ear Clinic, Living Sounds Hearing, Sleep Therapeutics and many more



ED STENGER

Senior Associate
587 635 2483
estenger@naiedmonton.com

KEVIN MOCKFORD

Senior Associate
587 635 2484
kmockford@naiedmonton.com

DAVID SABO

Senior Associate
587 635 2482
dsabo@naiedmonton.com

GORDIE LOUGH

Associate
587 635 5610
glough@naiedmonton.com



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



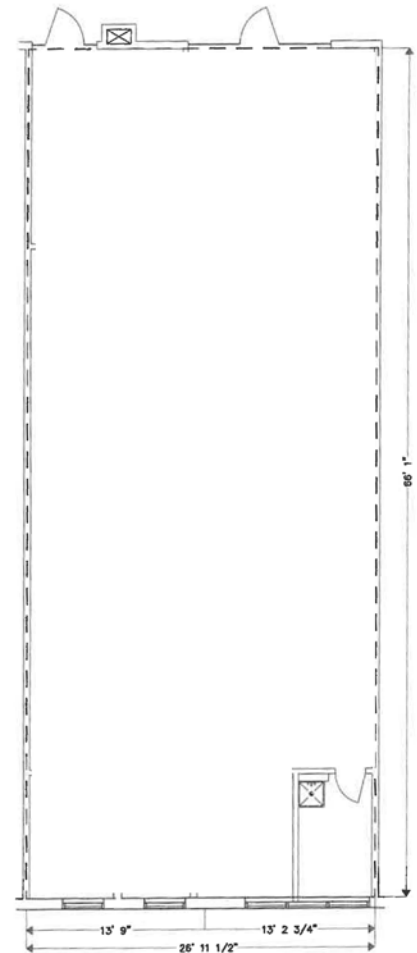
NAIEDMONTON.COM

ADDITIONAL INFORMATION

AREA AVAILABLE	2,170 sq.ft.±
LEGAL DESCRIPTION	Unit 23, Condo Plan 1120084
ZONING	C5 Service Commercial
AVAILABLE	Immediately
YEAR BUILT	2011
NET LEASE RATE	\$22.00/sq.ft./annum \$18.00/sq.ft./annum
LEASE TERM	3 - 5 years
OPERATING COSTS	\$12.00/sq.ft./annum (2024 estimate) includes common area maintenance, property taxes, condo fees, building insurance and management fees. Tenant pays gas, power and water.
TENANT IMPROVEMENT ALLOWANCE	<ul style="list-style-type: none"> Negotiable Undeveloped space ready for development



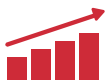
UNIT #233 FLOOR PLAN



36,930 VPD
BASELINE ROAD



75,494
DAYTIME POPULATION



1.1%
ANNUAL GROWTH 2023 - 2033



30,454 EMPLOYEES 2,151 BUSINESSES



\$2.72B
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

ED STENGER

Senior Associate
587 635 2483
estenger@naiedmonton.com

KEVIN MOCKFORD

Senior Associate
587 635 2484
kmockford@naiedmonton.com

DAVID SABO

Senior Associate
587 635 2482
dsabo@naiedmonton.com

GORDIE LOUGH

Associate
587 635 5610
glough@naiedmonton.com

