

# FOR LEASE

±1,488 to  
±3,061 Sq. Ft.

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**8225 - 105 Street, Edmonton, AB**

## STRATHCONA HEALTH CENTRE

### Property Highlights

- Medical/professional building located on 105 Street, just off of Whyte Ave
- Strong location close to the University of Alberta with easy access to Gateway Boulevard, Calgary Trail, and downtown
- Elevator service throughout the building
- Tenant mix includes doctors, surgeons, pharmacy, dentists, physical therapy, and podiatry
- The building has undergone extensive updates and renovations



780.488.0888



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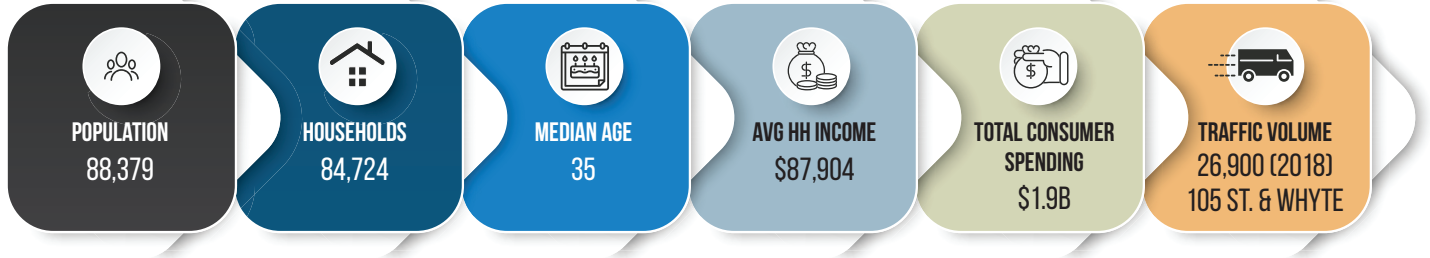
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## Demographics within 3KM



## ADDITIONAL INFORMATION

- **Ideal uses include:** hearing clinics, pediatricians, internal medicine, various medical specialists, educational consultants, and learning centers



