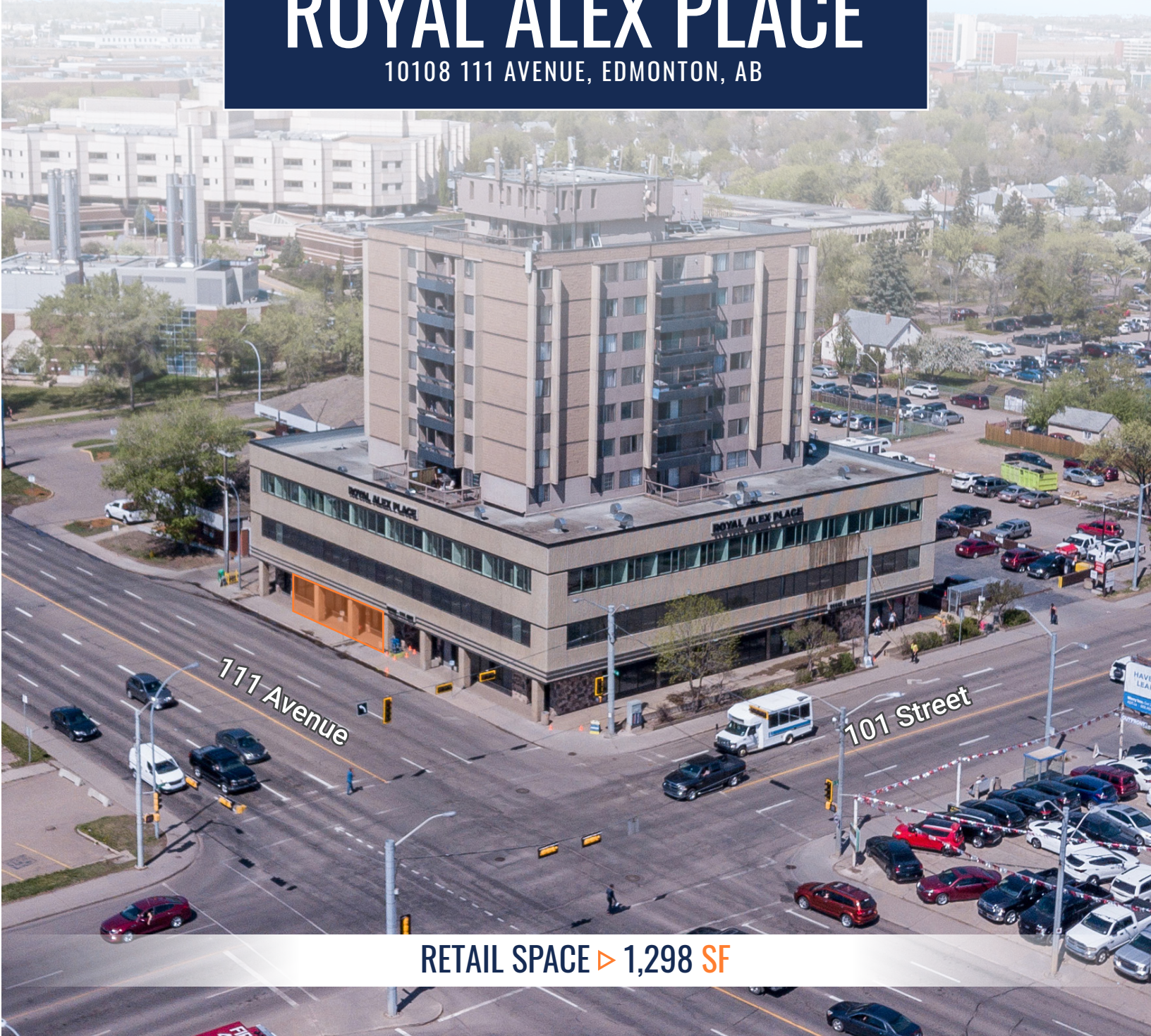


FOR LEASE

ROYAL ALEX PLACE

10108 111 AVENUE, EDMONTON, AB



RETAIL SPACE ▶ 1,298 SF

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OVERVIEW /

10108 111 AVENUE, EDMONTON, AB

ABOUT ALEX PLACE

Unencumbered views, ample parking, excellent street exposure and accessible rates are just a few of the amazing features Royal Alex Place has to offer. With an abundance of residences above, Royal Alex Place is an unbeatable opportunity for secondary medical businesses or services with its ideal proximity to Royal Alexandra Hospital. This well-located and recently refurbished building presents a prime leasing opportunity in the heart of Edmonton.



SALIENT DETAILS

Municipal Address: 10108 111 Avenue, Edmonton, AB

Legal Description: Plan 3151RS; Block 1; Lot: 330A

Availability: 1,298 SF

Zoning: Mixed Use (MU h75 f7 cf)

Lease Rates: Market

Additional Rent: TBD

UNITS

Unit 1: 1,298 SF Available For Lease

Unit 2: Orthotic Design & Manufacture Ltd.

Unit 3: Leased

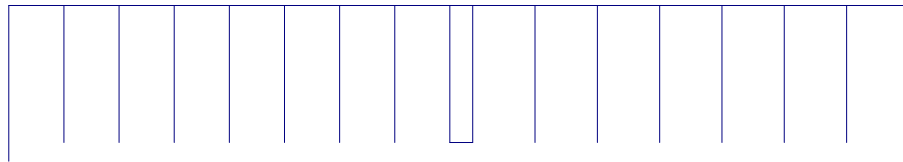
Unit 4: Leased

Unit 5: Leased

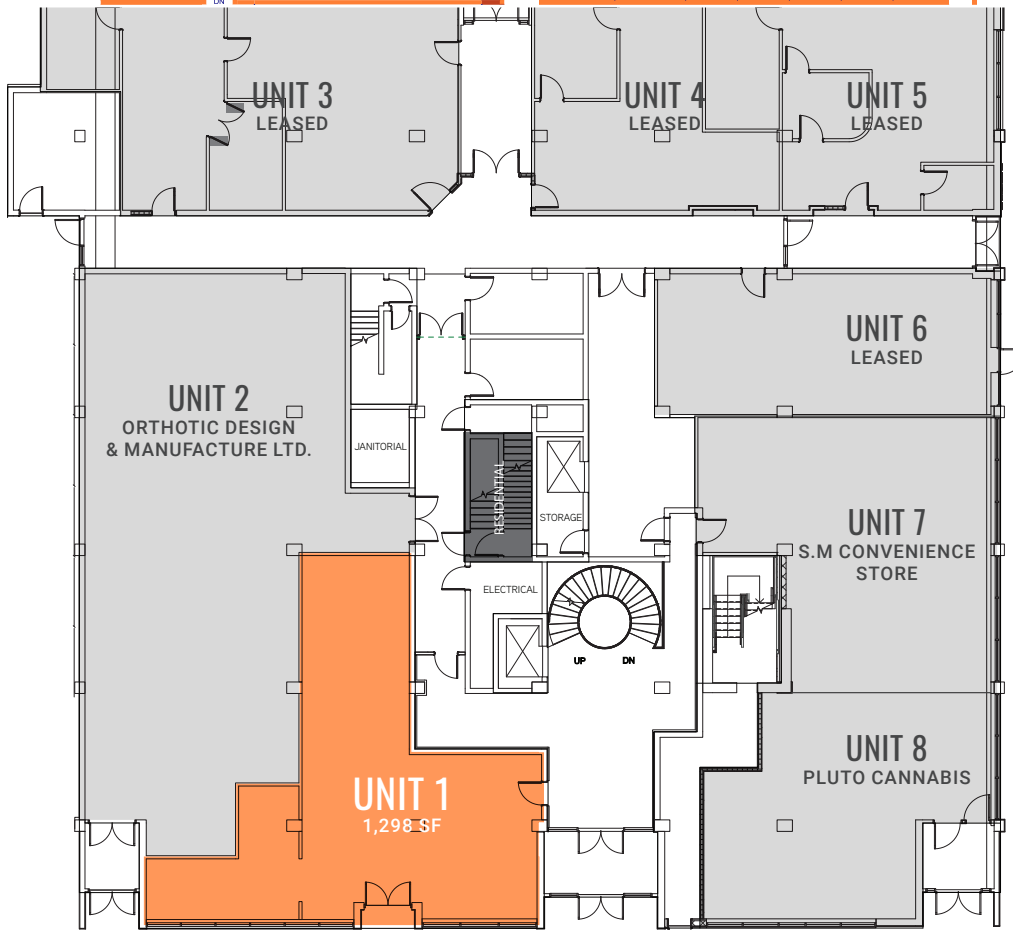
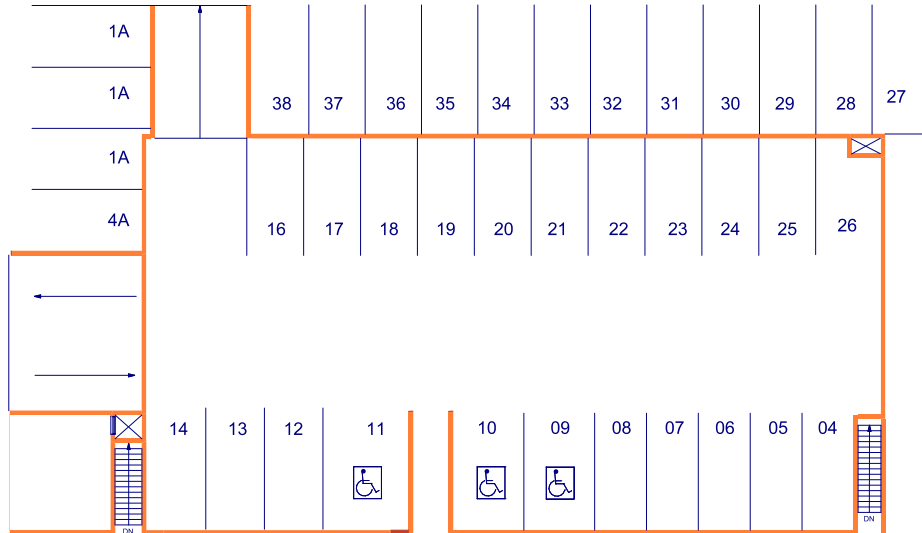
Unit 6: Leased

Unit 7: S.M Convenience Store

Unit 8: Pluto Cannabis



PARKING LOT



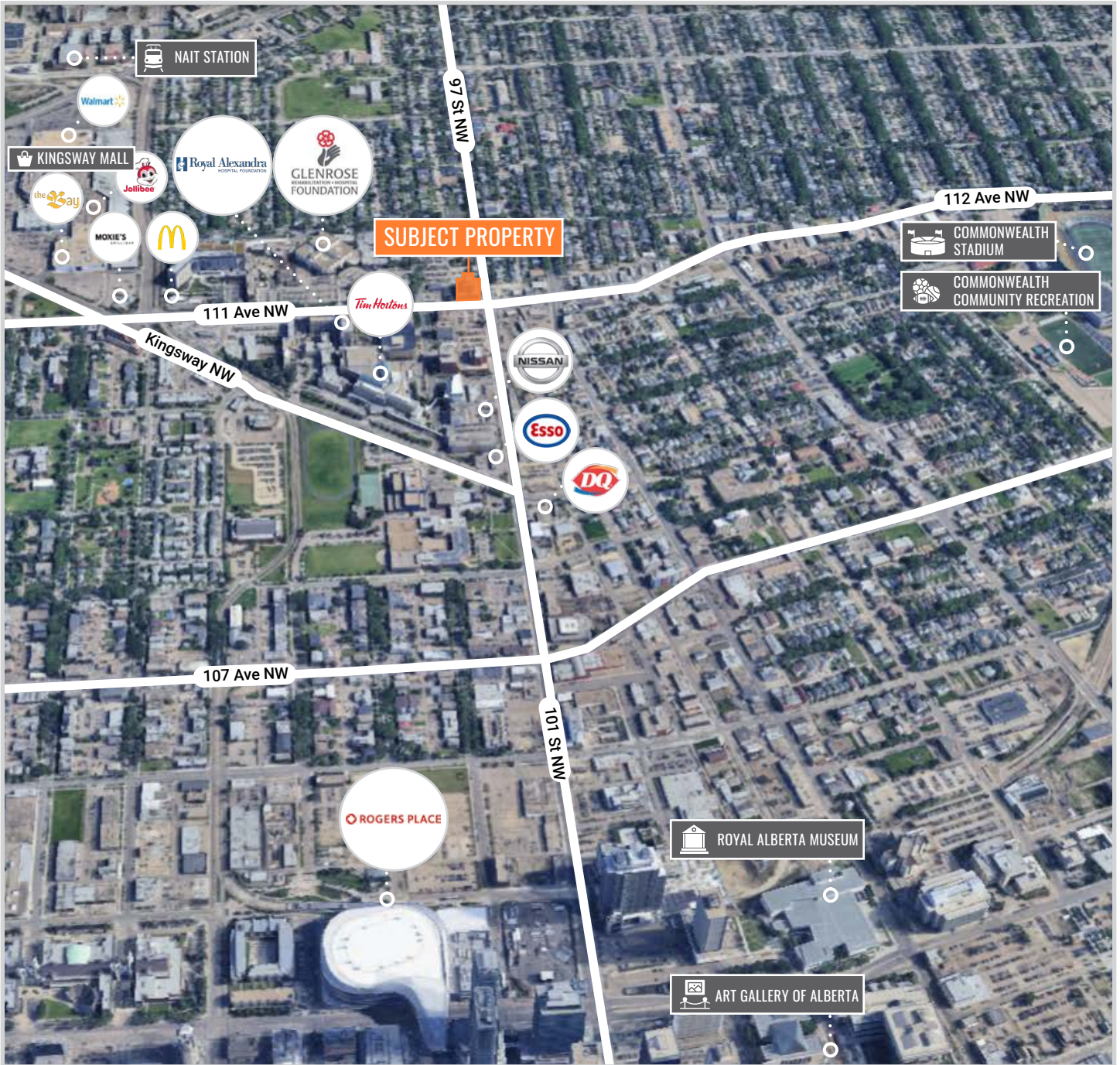
101 STREET NW

111 AVENUE NW



AREA + STATS /

10108 111 AVENUE, EDMONTON, AB



MAIN FLOOR
Commercial
Retail Space



99
Surface Stalls
Located On Site



24,000
Vehicles
Per Day



Expo
Along
and 1

ABOUT ALEX PLACE

Royal Alex Place is conveniently located across from the Royal Alexandra Hospital and Glenrose Rehabilitation Hospital, and many other medical and educational facilities. Tenants can enjoy a well-connection location with direct access to public transit, including the Metro Line LRT, plus major commercial thoroughfares. Located in the North Central Edmonton area, Royal Alex Place is central and highly accessible to the downtown core, Kingsway Mall, parks, restaurants, shops and the new ICE District and Rogers Place.

HIGHLIGHTS

- Main floor retail space available
- Under new ownership
- Very strong medical presence
- Next to the Royal Alexandra Hospital
- Close proximity to downtown core
- Retail amenities available on the main floor
- High exposure off 111 Avenue and 101 Street
- Strong parking ratio
- Heated/secure underground parking available
- Turn key packages available



posure
101 St
11 Ave



Transit

In Convenient
Proximity



\$84,711

Population
Within 3KM



\$75,031

Household Income
Average Within 3KM



Marcus & Millichap

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