

FOR LEASE

13310 111 Avenue  
Edmonton, AB

# Westmount Centre



Office, medical, educational and / or retail opportunities available  
Up to 90,000 SF available over two floors

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# Westmount Centre

## OFFERING SUMMARY

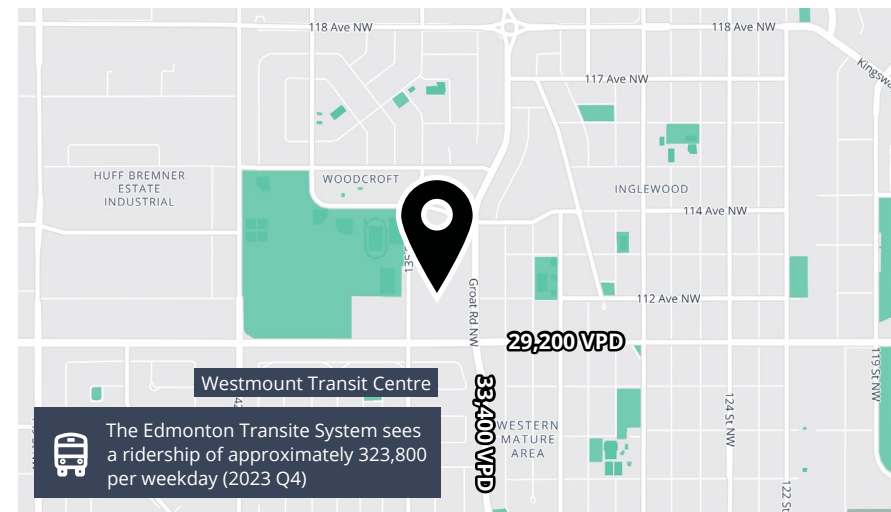
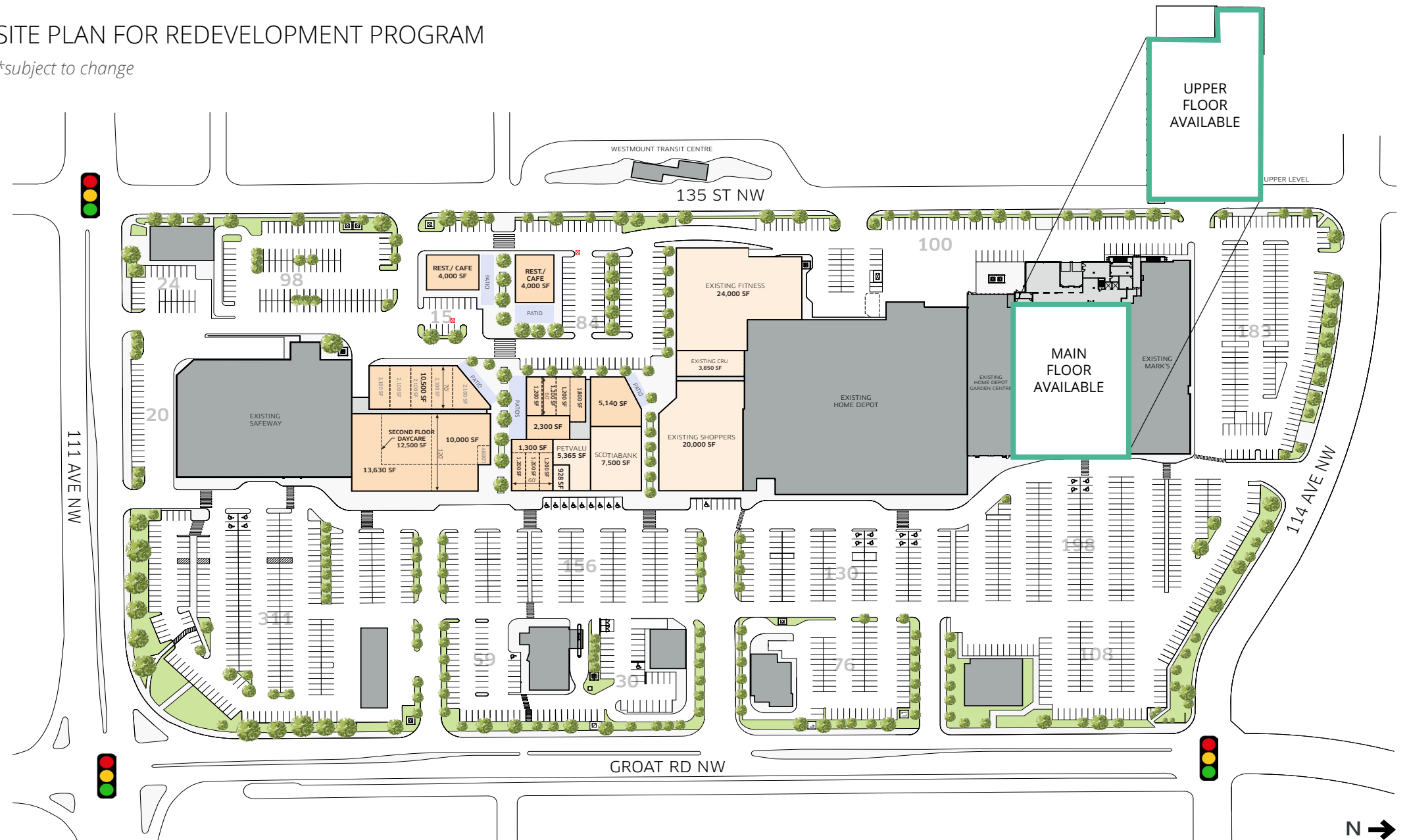
Address:	13310 - 111 Avenue NW Edmonton, AB
Neighbourhood:	Woodcroft
Site size:	30 acres
Net building size:	498,000 sf
Year built:	1955
Ownership/ Management:	First Capital Realty
Land use zoning:	Mixed use
Space available:	Up to 90,000 sf over two floors
Lease rate:	Market
Op. costs:	\$16.11 psf

## PROPERTY HIGHLIGHTS

-  Situated with convenient access to major arterial roads
-  Highly accessible via public transit
-  Excellent location with prominent signage opportunities along Groat Road & 111 Avenue
-  Ample onsite parking

## SITE PLAN FOR REDEVELOPMENT PROGRAM

\*subject to change






## DRIVE TIMES

- Yellowhead Trail ..... 6 min
- Anthony Henday Drive ..... 10 mins
- West Edmonton Mall ..... 15 mins
- Edmonton International Airport ..... 30 mins
- Nearest Amenity Hub ..... Onsite

Westmount Centre is a grocery-anchored retail destination that features key national and local tenants such as Shoppers Drug Mart, Safeway, Pet Valu, and more.

## DEMOGRAPHICS (WITHIN 5KM)

-  **169,252**  
Population
-  **80,633**  
Households
-  **\$94,834**  
Average household income



# Get in touch

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