

FOR LEASE







GRANTREE CENTRE - MEDICAL

NAI Commercial

**UP TO \$500K
TENANT ALLOWANCE**
The Landlord is offering **FULL FEES** to cooperating brokers for unconditional deals by **Dec 31, 2026**

 **IDEAL MEDICAL /
PHARMACY LOCATION**



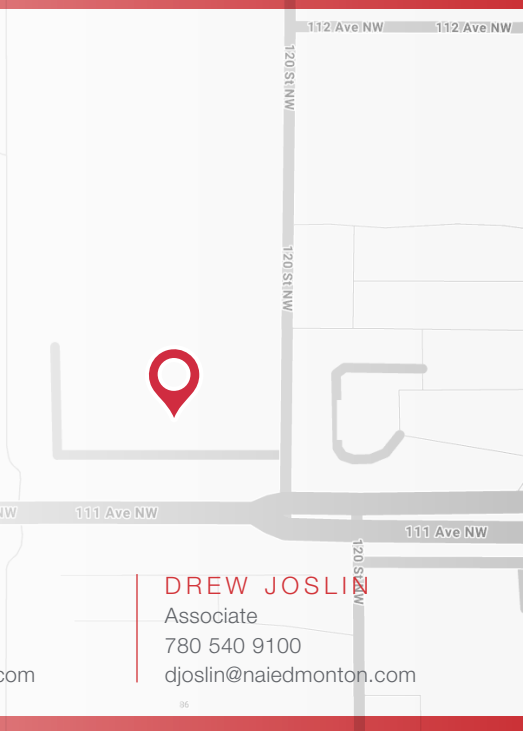
 200,769 POPULATION	 171,861 EMPLOYEES	 9,675 BUSINESSES	 \$6.44M TOTAL CONSUMER SPENDING	 \$88,174 AVERAGE HOUSEHOLD INCOME	 26,000 VPD 111 AVENUE WEST OF 120 STREET
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2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

12006 - 111 AVENUE | EDMONTON, AB | MEDICAL/PROFESSIONAL

PROPERTY DESCRIPTION

- Excellent opportunity for medical and pharmacy tenants
- Located in a medical node with Mira Health Centre, Centre 111 and only 2 km from Royal Alexandra Hospital
- Easy access from 111 Avenue, with quick connections to Yellowhead Trail and Downtown Edmonton
- Free on-site parking



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NAI COMMERCIAL REAL ESTATE INC.
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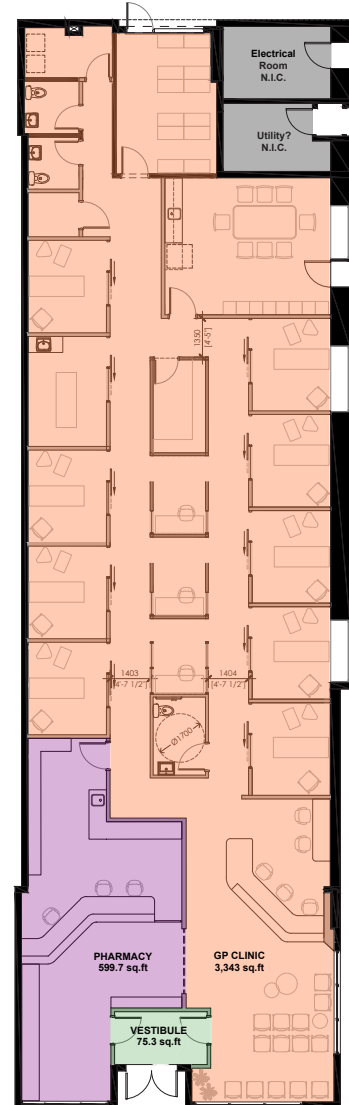


NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZE	4,389 sq.ft.±
ZONING	BE (Business Employment)
LEGAL DESCRIPTION	Plan 9020622 Lot 1
NET RENTAL RATE	Market
OPERATING COSTS	\$10.58/sq.ft./annum (2026 estimate) Includes property taxes, building insurance, common area maintenance and management fees. Electrical separately metered.
TENANT ALLOWANCE	Up to \$500K for qualifying medical tenants.

CONCEPTUAL DRAWING



SPACE PLAN
SCALE: 1/100



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