

FOR LEASE

**CUSHMAN &
WAKEFIELD**
Edmonton



MOVE-IN READY CANNABIS SHOP

PARTIALLY FIXTURED MEDICAL SPACE

2,281 SF & 6,000 SF UNITS AVAILABLE

THE VISTEK BUILDING

10561 / 67 109 Street, **Edmonton, Alberta**

HIGH TRAFFIC RETAIL / MEDICAL SPACE FOR LEASE

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PROPERTY HIGHLIGHTS

- Office/Retail building strategically located in close proximity to Grant McEwan University.
- Direct exposure to 109th street which sees over 33,000 vehicles per day!
- Former Cannabis Shop buildout includes: Large showroom, secured cannabis storage area, bathroom, staff lunch area and one office/ security room.
- On site staff and customer parking available.
- MU - Mixed Use Zoning allows for a wide variety of uses.
- Attractive Lease Rates

PROPERTY DETAILS

Municipal Address: 10561 / 67 109 Street, Edmonton, Alberta

Zoning: MU - Mixed Use

Suite #: 10567 - 6,000 SF
10561 - 2,281 SF

Operating Costs: \$11.04/SF (2026)

Lease Rate: Listing Agent

Availability: Immediately

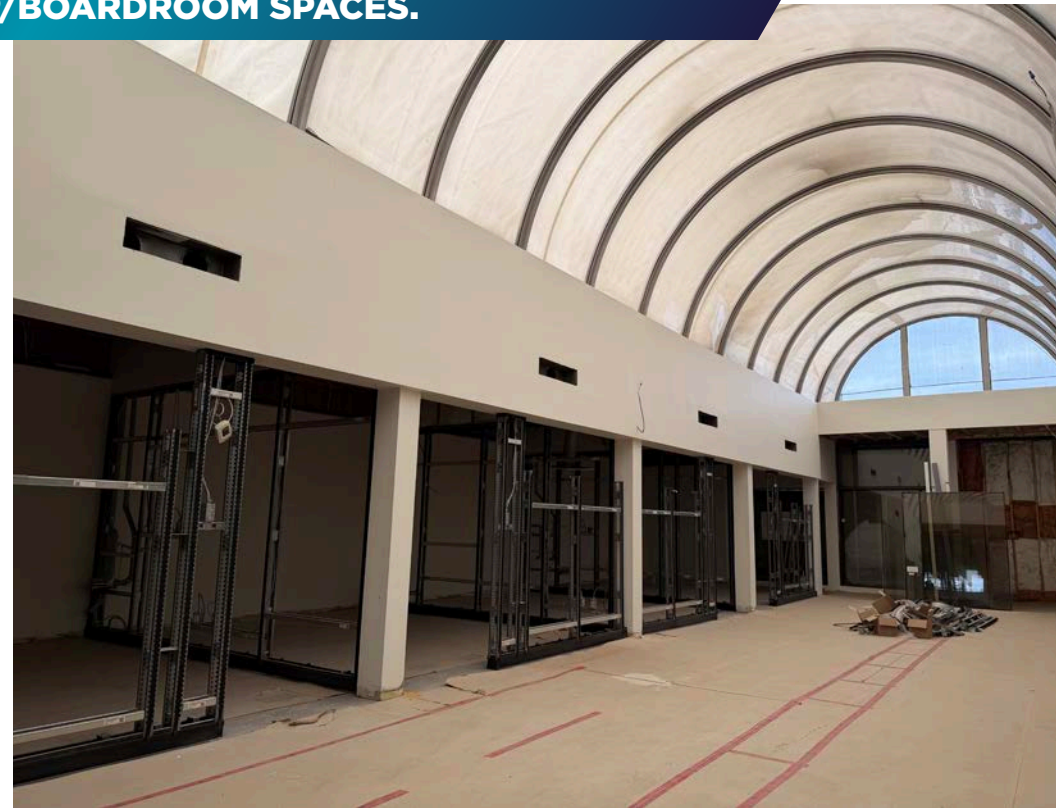
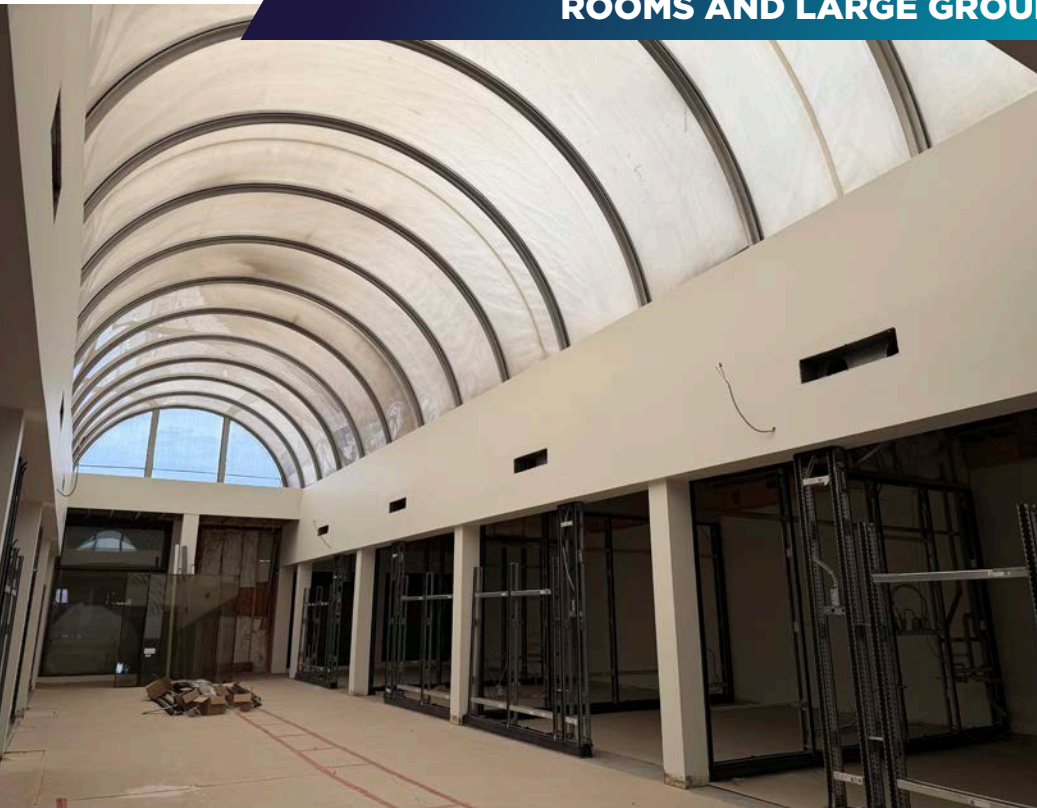
UNIT 10561 - 2,281 SF





UNIT 10567 - 6,000 SF

PARTIALLY BUILT OUT MEDICAL OFFICE SPACE WITH 8 PROPOSED TREATMENT ROOMS AND LARGE GROUP/BOARDROOM SPACES.



DEMOGRAPHICS



POPULATION

1km	3km	5km
21,324	101,046	219,561



AVERAGE INCOME

1km	3km	5km
\$86,325	\$95,216	\$107,556



HOUSEHOLDS

1km	3km	5km
12,047	54,788	107,588



VEHICLES PER DAY

107 Ave VPD (2023): 22,038
 109 Street VPD (2023): 33,110
 104 Ave VPD (2023): 29,348

AERIAL VIEW

