

FOR LEASE

GRANTREE CENTRE

NAI Commercial



200,769
POPULATION



171,861
EMPLOYEES



9,675
BUSINESSES



\$6.44M
TOTAL CONSUMER
SPENDING



\$88,174
AVERAGE HOUSEHOLD
INCOME



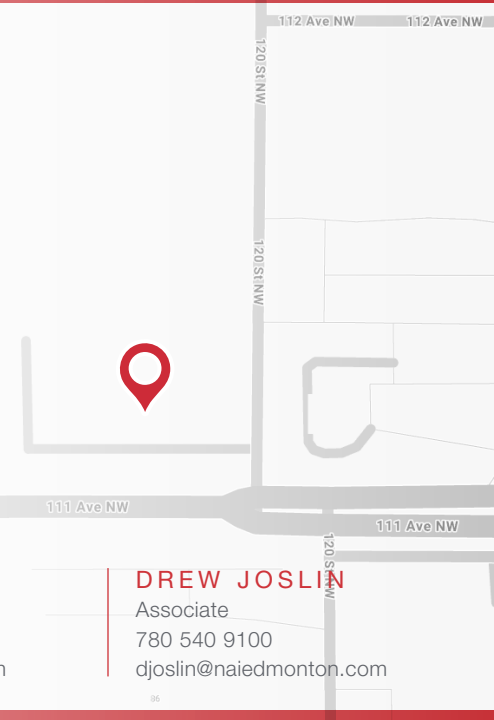
26,000 VPD
111 AVENUE WEST OF
120 STREET

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

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

PROPERTY DESCRIPTION

- Prime location on busy 111 Avenue with over 26,400 VPD (2016)
- Newly renovated building with modern upgrades
- On-site parking available
- Easy access from 111 Avenue, with quick connections to Yellowhead Trail and Downtown Edmonton
- Open concept space suitable for medical, professional, and retail use



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ADDITIONAL INFORMATION

AREAS AVAILABLE	12010: 6,374 sq.ft. 12006: 4,623 sq.ft. 12004: 4,389 sq.ft.
ZONING	BE (Business Employment)
LEGAL DESCRIPTION	Plan 9020622 Lot 1
NET RENTAL RATE	\$14.00/sq.ft./annum
OPERATING COSTS	\$9.61/sq.ft./annum (2024 estimate) Includes property taxes, building insurance, common area maintenance and management fees

