

FOR LEASE



Bearspaw Plaza: Medical Office Space

1927 - 105 Street NW, Edmonton, Alberta

RE/MAX
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COMMERCIAL DIVISION

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OPPORTUNITY

1,100 Sq. Ft. end unit available for lease. The space offers a fully-furnished medical office, saving you both build-out costs and startup time. This location is situated in a dense neighborhood, providing great exposure and convenience.

It is ideally located near schools, family amenities, community parks, and more. Plus, it's just minutes from major routes like 23 Avenue, Calgary Trail NW/Gateway Blvd NW, and 111 Street, ensuring easy access to the surrounding area.

Address:	1927 105 St NW, Edmonton, Alberta
Legal Description:	Lot 57, Block 9, Plan 7921953
Zoning:	Shopping Centre Zone (CSC)
Signage:	Above Door & Pylon
Lease Rate:	Market
Additional Rent:	\$13.60 PSF (2025)
Utilities:	Separate/Direct
Available Space:	± 1,100 SF
Possession:	May 1, 2025
Year Built:	1987
Parking:	Abundant Free Surface Parking



ON-SITE PARKING

for guests and customers. near LRT and mature neighbourhoods.

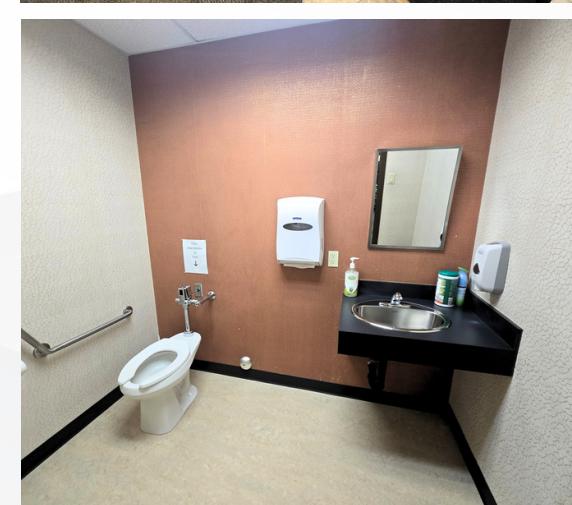
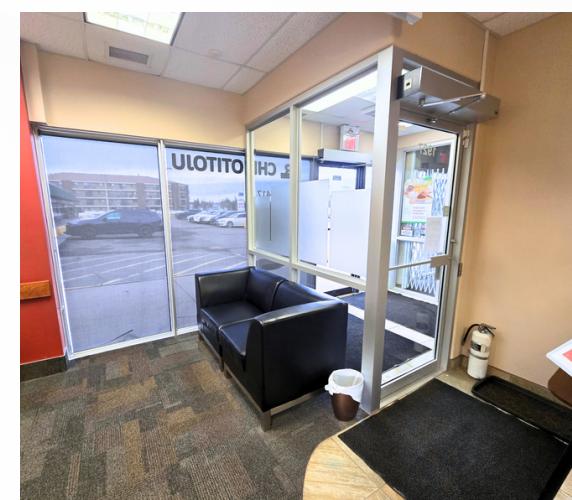
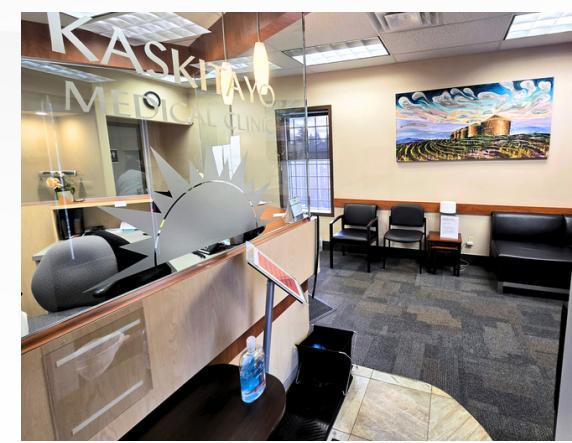


CENTRAL LOCATION

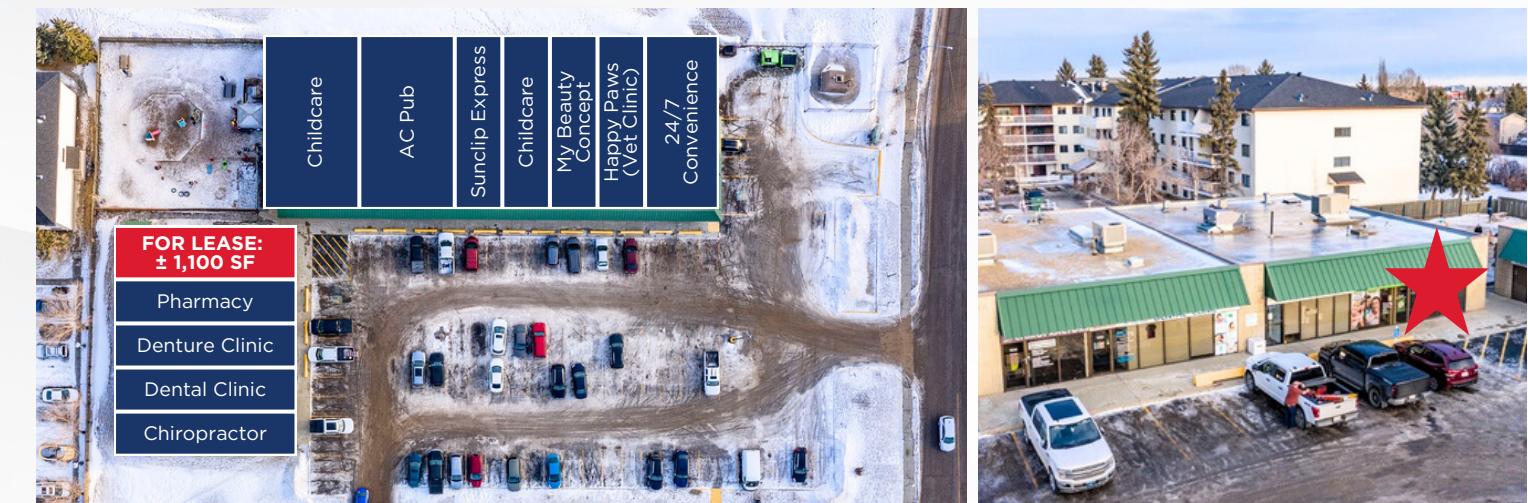
move-in ready.



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AVAILABLE UNIT



A 1,100 sq. ft. end unit is available in a fully built-out medical office, offering a reception area, one public washroom, one staff washroom, two exam rooms, one doctor's office, a flexible exam/office space, and a staff break room.

This well-designed layout provides a functional environment for a variety of medical practices. This location is situated in a dense neighborhood, providing great exposure and convenience.

DEMOGRAPHICS



POPULATION
2,770 | Keheewin Area



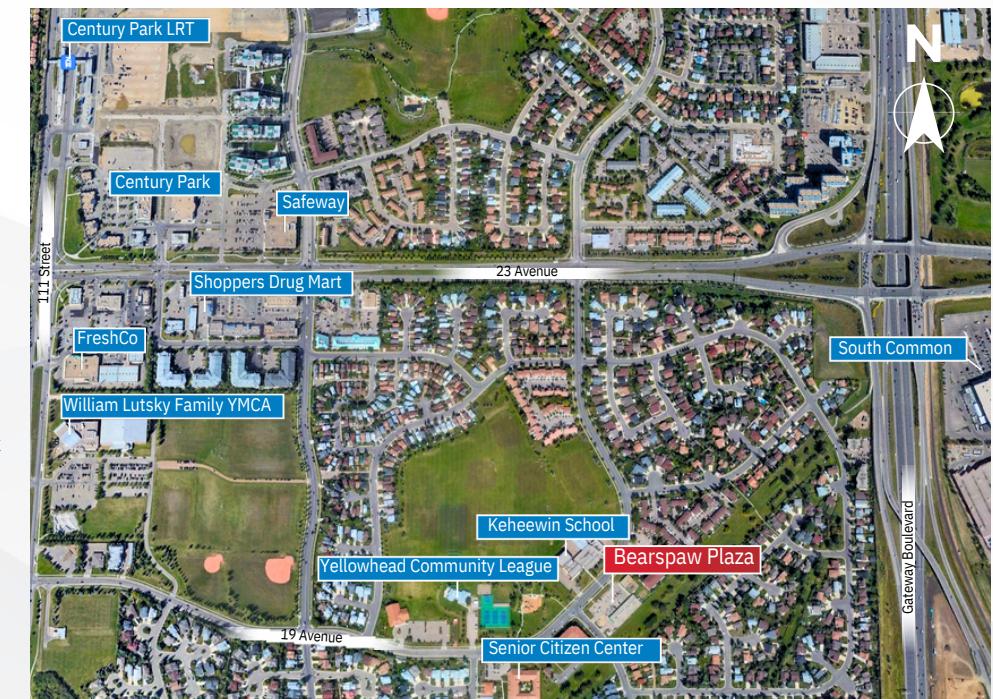
TRAFFIC
3,502 | Volume Per Day



AVERAGE INCOME
Individual: \$50.8k | Family: \$115.2k



HOUSING
Owner: 82.1% | Renter: 17.9%



Situated in the heart of the Keheewin neighbourhood, this location benefits from convenient access to major routes including 23 Avenue, 111 Street, 17 Avenue, and Gateway Boulevard.

Nestled in an established area, it is directly across from Keheewin Elementary School and just minutes from Century Park LRT, offering excellent connectivity and visibility.



CONTACT

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