

FOR LEASE



Bears paw Plaza: Medical Office Space

1927 - 105 Street NW, Edmonton, Alberta

RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

Dale James
Vice President & Associate Broker
E: dale.james@commercialyeg.ca
D: 780.341.2034

Humaira Naikyar
Senior Associate
E: humaira.naikyar@commercialyeg.ca
D: 780.341.2035

OPPORTUNITY

1,100 Sq. Ft. end unit available for lease. The space offers a fully-fixture 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.



CENTRAL LOCATION
near LRT and mature neighbourhoods.



GREAT INVESTMENT
move-in ready.



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

Dale James

Vice President & Associate Broker

E: dale.james@commercialyeg.ca

D: 780.341.2034

Humaira Naikyar

Senior Associate

E: humaira.naikyar@commercialyeg.ca

D: 780.341.2035

RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

This brochure is for general information purposes only. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by the principals. Interested parties shall verify all information provided herein and the Vendor reserves the right to discontinue any negotiations or discussions of the Property, at the Vendor's discretion prior to entering into a contract. RE/MAX Excellence Commercial Division shall not be held liable for any loss and damages arising from information provided in this brochure. Statistics source: locallogic.co as of April 2025, Federal Census 2021 and Average Annual Weekday Traffic 2023 by the City Of Edmonton. Stats are subject to change; please call for more information.

