



FULLY-FIXTURED MEDICAL OPPORTUNITY

2551 Hewes Way
Edmonton, Alberta

Property Features

- Turn-key medical facility
- Established Mill Woods population of 156,133 residents (5 km radius)
- Close proximity to Grey Nuns Hospital
- Direct exposure to Hewes Way
- Close proximity to future Davies LRT Station, part of Valley Line extension
- Across the street from Mill Woods Transit Centre
- Major access: 23rd Avenue, 50th Street, 66th Street, 34th Avenue, Whitemud Freeway, Anthony Henday Drive

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CLOSE PROXIMITY TO



2 Minutes
**MILL WOODS
TOWN CENTRE**

4 Minutes
MILL WOODS LIBRARY

5 Minutes
GREY NUNS HOSPITAL



10,800

AVERAGE VEHICLES
PER WEEKDAY,
HEWES WAY
(2018 City of Edmonton
AAWDT Report)



156,133

POPULATION IN
THE AREA
(2021)



2.67%

ANNUAL
POPULATION
GROWTH
(2021-2026)



49,821

DAYTIME
EMPLOYEES
IN THE AREA



\$107,159

AVERAGE
HOUSEHOLD
INCOME

SOURCED FROM 2021 COSTAR DEMOGRAPHICS

2551 Hewes Way Edmonton, Alberta

Additional Information:

SPACE AVAILABLE	1,800 - 8,800 sq.ft.±
AVAILABLE	Immediately
LEGAL DESCRIPTION	Plan 9622445, Block 7, Lot 13
ZONING	DC-2.240
NET RENTAL RATE	Starting at \$19.00/sq.ft./annum
OPERATING COSTS	TBD





6 MINUTES NORTH
WHITEMUD FREEWAY
VIA 50 STREET



GREY NUNS COMMUNITY HOSPITAL

"The Grey Nuns Community Hospital is an acute care hospital located in the Mill Woods area of south Edmonton, Alberta, Canada. The Grey Nuns Community Hospital provides a full range of services including a 24-hour Emergency Department."



MILL WOODS LIBRARY

"The Mill Woods Library replaced a facility that had been experiencing large and steady increases in demand, rapidly becoming the second most visited Edmonton Public Library branch. The inclusive, inviting, and flexible facility is designed to meet the area's present and future needs, through the creation of an important civic hub it had previously lacked. The design supports a more compact, walkable, and transit-oriented and pedestrian-friendly communities."



MILL WOODS TOWN CENTRE

"Mill Woods Town Centre is an attractive community centre located in the heart of a growing residential area in southeast Edmonton. With excellent services offering including Canadian Tire, Co-Op, Shoppers Drug Mart, optical and dental, and other retailers, Mill Woods Town Centre has become a major destination point for shoppers in Mill Woods community."

66 STREET

34 AVENUE

28 AVENUE

HEWES WAY

50 STREET

23 AVENUE

4 MINUTES SOUTH
ANTHONY HENDAY DRIVE
VIA 50 STREET