



28 Avenue NW & Lakewood Rd E NW, Edmonton

# Covenant Wellness Community

**Fahad Shaikh, CPA, CA**

Senior Vice President

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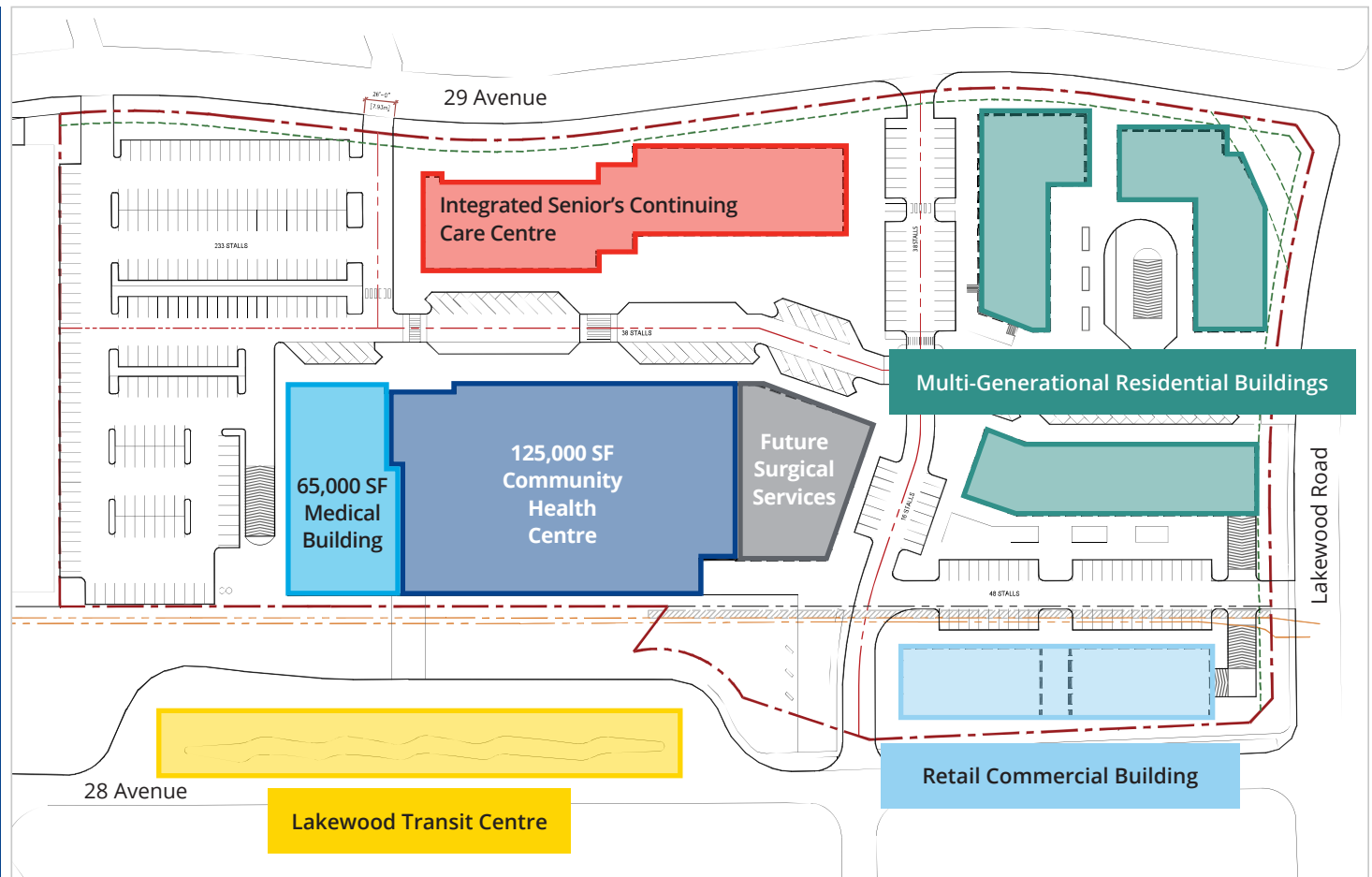
**Colliers**

Accelerating success.

# Property Site Plan

Approximately 125,000 square feet of the medical facility is earmarked for specific programs and facilities that are currently at the Grey Nuns Hospital. The relocation of these services will allow the Community Health Centre to focus on non-urgent/outpatient care. Below is the tentative plan for the relocated services.

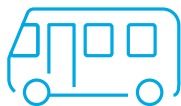
Ambulatory Services  
 Orthopaedics/Cast Clinic  
 General Surgery  
 Outpatient Cardiac  
 Rehabilitation  
 Plastic Surgery  
 Neurology Division  
 Stroke  
 Mature Women's Clinic  
 Diabetes  
 Mental Health Services  
 Pre-admission Clinics  
 Ear Nose and Throat  
 Rehabilitation Services



*\*Site Plan is subject to change.*



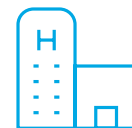
One-of-a-kind  
mixed-use  
development



Direct access  
to Lakewood  
Transit Centre



Convenient  
access to new  
Valley LRT Line



Located minutes  
from Grey Nuns  
Hospital



Abundance of  
amenities within  
immediate area



High profile  
location within  
Mill Woods





# Details

Address

**7319 - 29 Avenue NW,  
Edmonton**

Unit Sizes Available

**1,500 SF - 3,800 SF**

Zoning

**DC2 – Site Specific  
Development Control**

Occupancy Date

**Q3 2025**

Asking Net Rent

**Contact Listing Agent**

Operating Costs

**\$18.75 per SF**

Parking

**638 total stalls (276 surface,  
362 underground, UG stalls  
@ \$175/stall/month)**



## Property Features

- Brand new 65,000 square foot medical-focused building in the heart of Southeast Edmonton
- First of its kind mixed-use development, bringing true meaning to community focused care
- Attached to a 125,000 square foot Community Health Centre which includes outpatient clinics run by the Grey Nuns
- Strategically situated just minutes away from the Grey Nuns Hospital
- Site will be a hub for senior care, with an assisted living facility and multi-generational housing
- Located within Edmonton's most populated and diverse residential neighborhood – Mill Woods



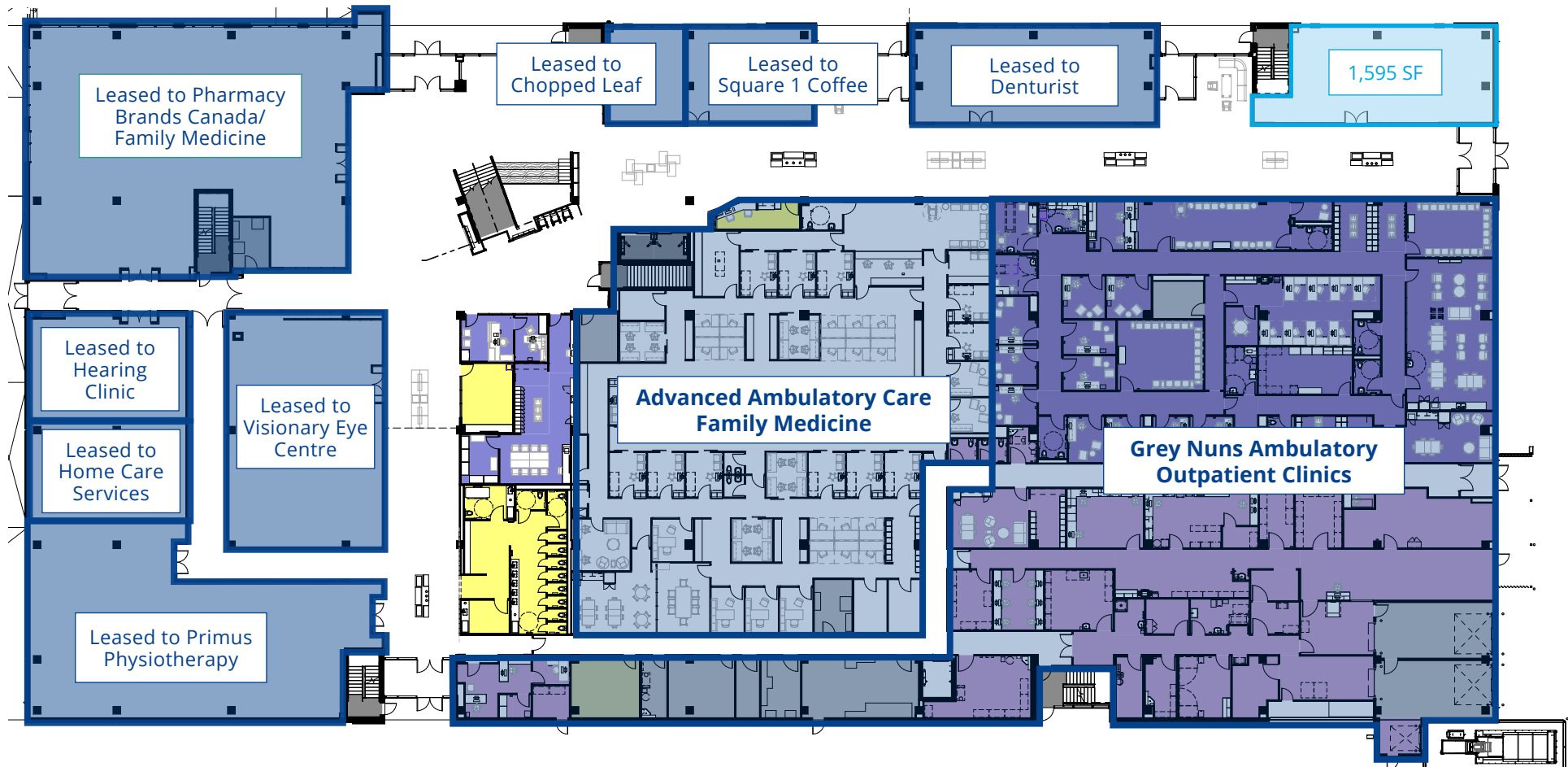
**1,000 expected visitors  
per day at the Covenant  
Wellness Community**



**400 anticipated staff  
on site per day**

# Building Floor Plans

**Main Floor (1,595 square feet) - Last Main Floor Unit Available!**

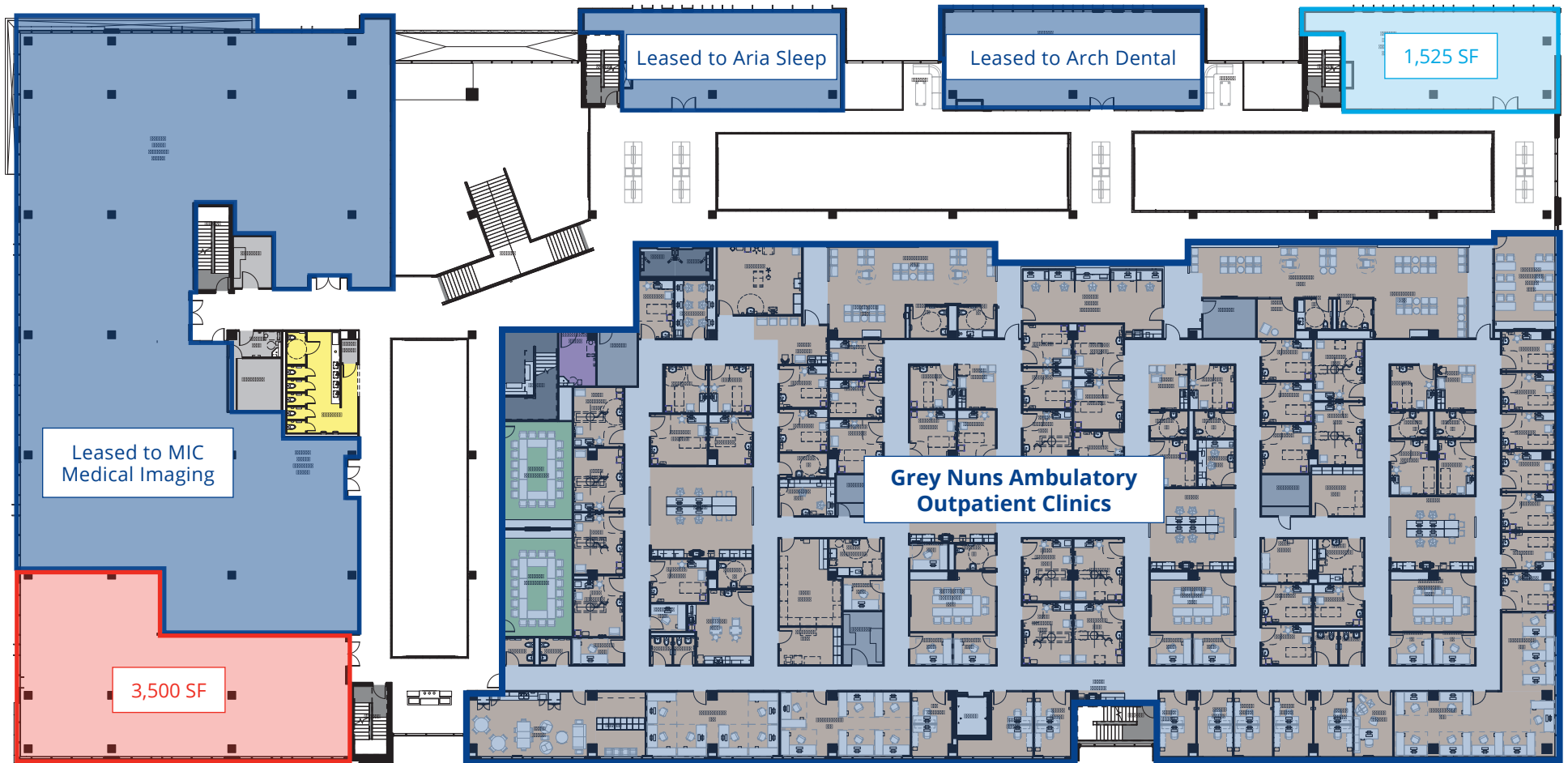


  Available for Lease      Leased      Pending

*\*Floor Plans are subject to change.*

# Building Floor Plans

2nd Floor (1,525 - 3,500 square feet)

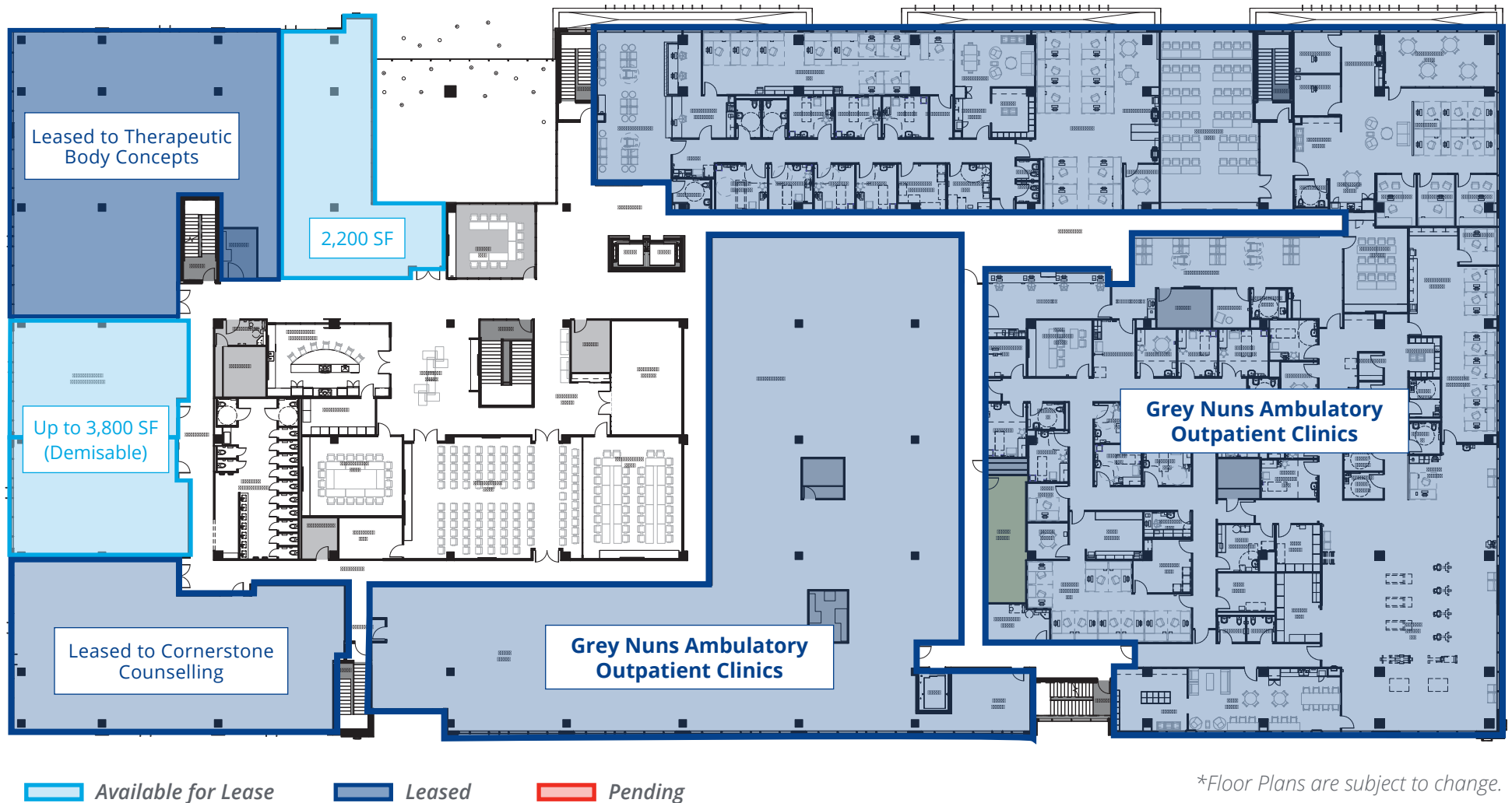


  Available for Lease      Leased      Pending

\*Floor Plans are subject to change.

# Building Floor Plans

3rd Floor (1,900 - 3,800 square feet)

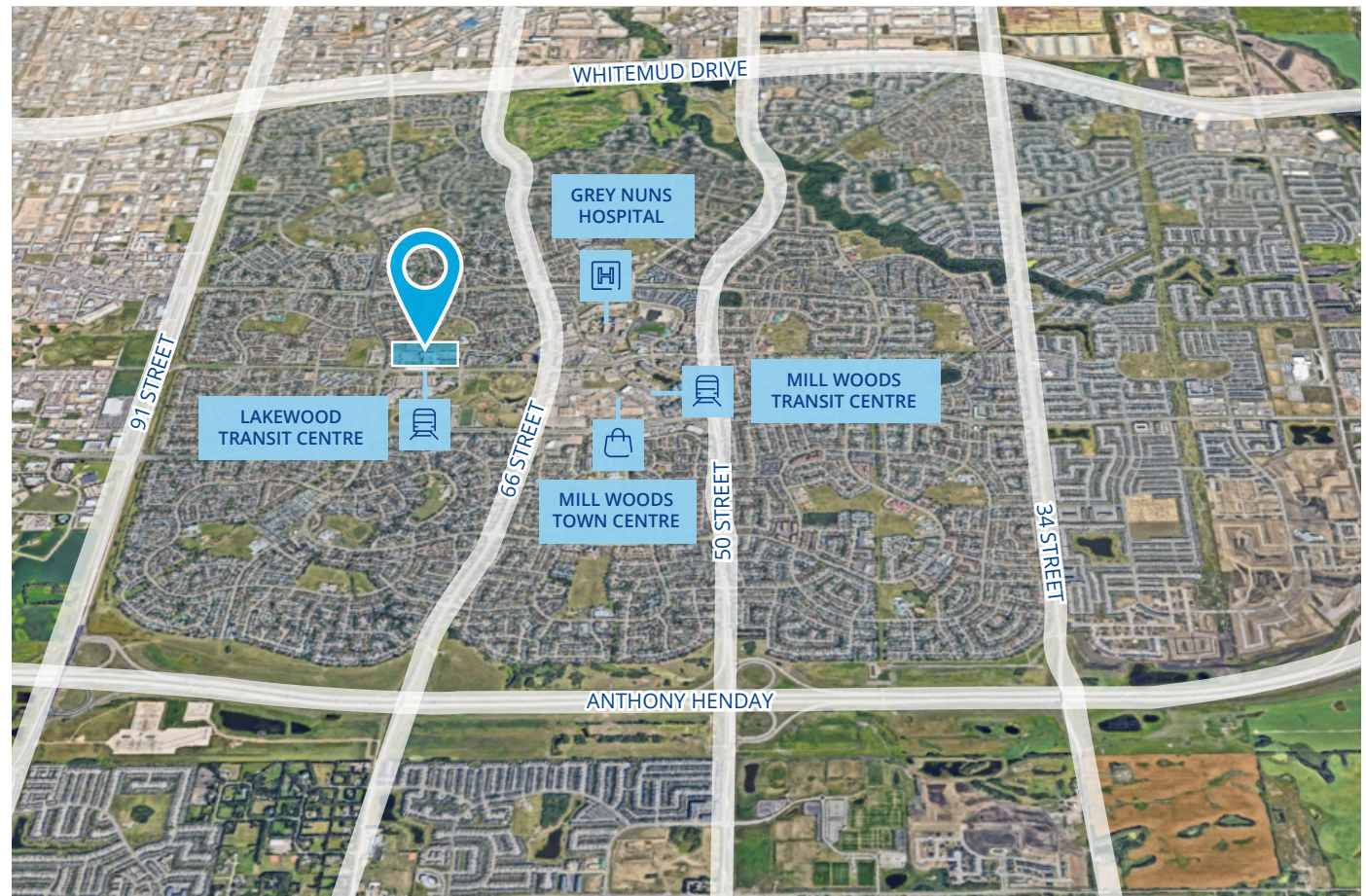




# Location Overview

Strategically situated just minutes away from the Grey Nuns Hospital and Mill Woods Town Centre, Covenant Wellness Community provides tenants with the following locational benefits:

- Lakewood Transit Centre is located directly on site, providing excellent connectivity across Edmonton
- Located within the heart of Edmonton's largest and most populated residential community
- Close proximity to an abundance of amenities within the area, including restaurants, shopping and various services
- Convenient access to Mill Woods Transit Centre and the upcoming Valley LRT Line



## Area Demographics



Current  
population

**175,446**



Projected  
population (2026)

**191,318**



Avg. household  
income

**\$115,336**



Number of  
households

**55,717**



Population over  
45-years of age

**55,170 (31%)**





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