

FOR LEASE

MEDICAL / RETAIL / RESTAURANT

Prime Endcap Location
4,013 sq. ft.



Highlights ...

- Prime location with direct exposure to high-traffic 36th Street NE, adjacent to Sunridge Mall, established tenants include, AMA, Sunridge Diagnostic Imaging, Sunridge Vet, and Value Buds.
- Extensively built out as a diagnostic imaging clinic.
- Current tenant is relocating to a larger space on the East storefront, creating an opportunity for new tenants.
- Existing improvements are suitable for various medical, quasi-medical, or personal service
- High visibility with prominent fascia, pylon, and rotating cube signage available, ensuring excellent exposure to passing traffic.
- Shadow-anchored by the bustling Sunridge Mall, driving more foot traffic to the area.
- Ideal for businesses looking to capitalize on high exposure, Sunridge Commercial district, dense residential population and easy access to other medical and retail services.

This prime location offers a unique opportunity for a new tenant to establish or expand their business in a thriving community

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Industrial, Retail, Investment Sales & Leasing

FOR LEASE PRIME HIGH EXPOSURE MEDICAL/RETAIL/RESTAURANT SPACE 4,013 SQ. FT.

ADDRESS: Building Address 3660 - 20 Avenue NE, Premises 2133 - 36 Street NE T1Y 5S3

DESCRIPTION: North West endcap, operating as a Diagnostic imaging clinic

SIZE OF PREMISES: 4,013 square feet rentable

ZONING: C-R3 Commercial Regional 3

OCCUPANCY: Estimated to be available March 1, 2025, to be confirmed

LEASE TERM: 5 -10 Year Term

MINIMUM RENT : Starting at \$33.00 per sq. ft. per Annum

ADDITIONAL RENT: (2024) \$15.88 per sq. ft. per Annum

SIGNAGE: Fascia, double sided pylon and rotating cube at market rates and subject to availability

UTILITIES: Separately metered and payable by Tenant

COMMENTS: Prime Leasing Opportunity on High Exposure 36 Street NE
Take advantage of this exceptional leasing opportunity in a strategic location with high visibility and foot traffic. This building is ideally situated along 36 Street NE, directly adjacent to Sunridge Mall, making it an ideal spot for new medical, quasi-medical, and personal service businesses or retail.

Key Features:

- **High Traffic Area:** Benefit from substantial exposure and accessibility, drawing in customers from both the bustling Sunridge commercial district and the surrounding dense residential population.
- **Existing Improvements:** The space comes with extensive existing improvements, allowing for a quicker setup and reduced renovation costs for your business.
- **Diverse Business Potential:** The location is perfect for a variety of services, including medical offices, wellness centers, beauty salons, and other personal service businesses looking to thrive in a vibrant community.
- **Accessibility:** Convenient access to major roads ensures easy arrival for clients and customers.

Don't miss this opportunity to establish your business in a prime location that combines high visibility with a strong customer base.

NOTE! Information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Tenant and does not form part of any future agreement. This property may be withdrawn from the market at anytime without further notice.

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