







FOR LEASE

GRANTREE CENTRE

NAI Commercial



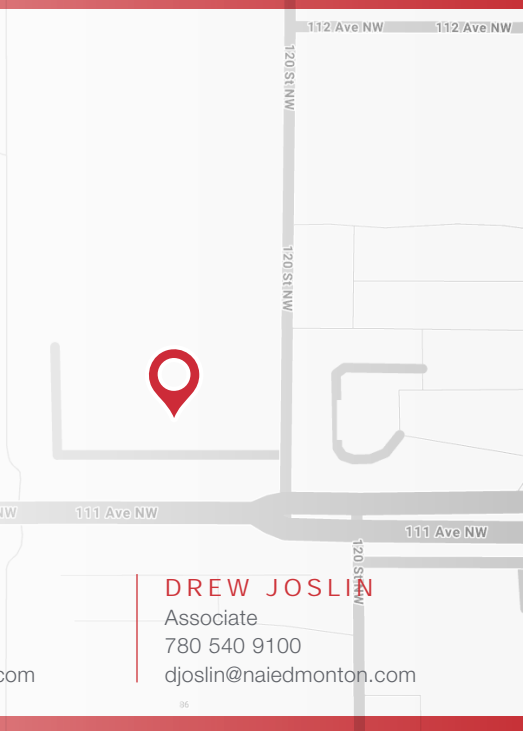
 200,769 POPULATION	 171,861 EMPLOYEES	 9,675 BUSINESSES	 \$6.44M TOTAL CONSUMER SPENDING	 \$88,174 AVERAGE HOUSEHOLD INCOME	 26,000 VPD 111 AVENUE WEST OF 120 STREET
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2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

12006 - 111 AVENUE | EDMONTON, AB | RETAIL/MEDICAL/PROFESSIONAL

PROPERTY DESCRIPTION

- Prime location on busy 111 Avenue with over 26,400 VPD (2016)
- Newly renovated building with modern upgrades
- On-site parking available
- Easy access from 111 Avenue, with quick connections to Yellowhead Trail and Downtown Edmonton
- Open concept space suitable for medical, pickleball/fitness/entertainment, professional, and retail use



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ADDITIONAL INFORMATION

AREAS AVAILABLE	12010: 6,374 sq.ft. 12004: 4,389 sq.ft.
ZONING	BE (Business Employment)
LEGAL DESCRIPTION	Plan 9020622 Lot 1
NET RENTAL RATE	\$14.00/sq.ft./annum
OPERATING COSTS	\$10.58/sq.ft./annum (2026 estimate) Includes property taxes, building insurance, common area maintenance and management fees. Electrical separately metered.

