



OPPORTUNITY

UNITED HEALTH CENTRES

LOCATION:

7609-109 STREET NW, EDMONTON, AB

FOR SALE

JOIN EXISTING OWNERS:

- FAMILY CLINIC
- PHARMACY
- DERMATOLOGY
- DENTAL
- ENDODONTICS
- PODIATRY
- PERIODONTICS
- WOODRACK CAFÉ

PROPERTY INFORMATION

POSSESSION DATE: Immediate

SALE PRICE: \$400-420 Sq.Ft (Leasing Options Available)

CONDO FEES: Est. \$5.25 Sq.Ft

UNDERGROUND PARKING: 4 Levels Underground Parking (+/- 93 stalls). 1st Floor-Visitor Parking, 2nd-4th Floor Titled Stalls

ADDITIONAL INFORMATION

- Excellent leasing options available O.A.C
- Plenty of above parking available
- Signage opportunities available
- Attractive and secure building environment
- Close proximity to downtown and Whyte Avenue
- Strategically located near the U of A hospital
- Near several seniors homes
- High density, demographically attractive area
- Part of 109 street area redevelopment plan
- Concrete, steel and glass build
- Modern, eco-friendly design with operational efficiency in mind
- Four levels of underground parking included both reserved and public stalls
- Potential for surgical suites
- Limited medical space in surrounding area

MORE INFORMATION

RICHARD LIZOTTE
PARTNER

Cell: 780.292.1871
Direct: 780.784.5356
richard@lizotterealestate.com

HARRIS PIPELLA
PARTNER

Cell: 780.905.2729
Direct: 780.784.5356
harris@lizotterealestate.com



FOR SALE

UNITED HEALTH CENTRES

LIZOTTE

AND ASSOCIATES REAL ESTATE INC

ALBERTA LASER & DERMATOLOGY CENTRE



RIVER VALLEY DENTAL



JL ENDODONTICS



LIZOTTE

AND ASSOCIATES REAL ESTATE INC

780.488.0888

WWW.LIZOTTEREALESTATE.COM

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 our principals.

#1201 10117 JASPER AVE. NW EDMONTON, AB T5J 1W8

PROPERTY INFORMATION

MAIN FLOOR UNITS:

Unit 101	1709 Sq.Ft	SOLD	Unit 104	2027 Sq.Ft	SOLD
Unit 102	932 Sq.Ft	SOLD	Unit 105	2794 Sq.Ft	
Unit 103	3818 Sq.Ft	SOLD	Unit 106	637 Sq.Ft	

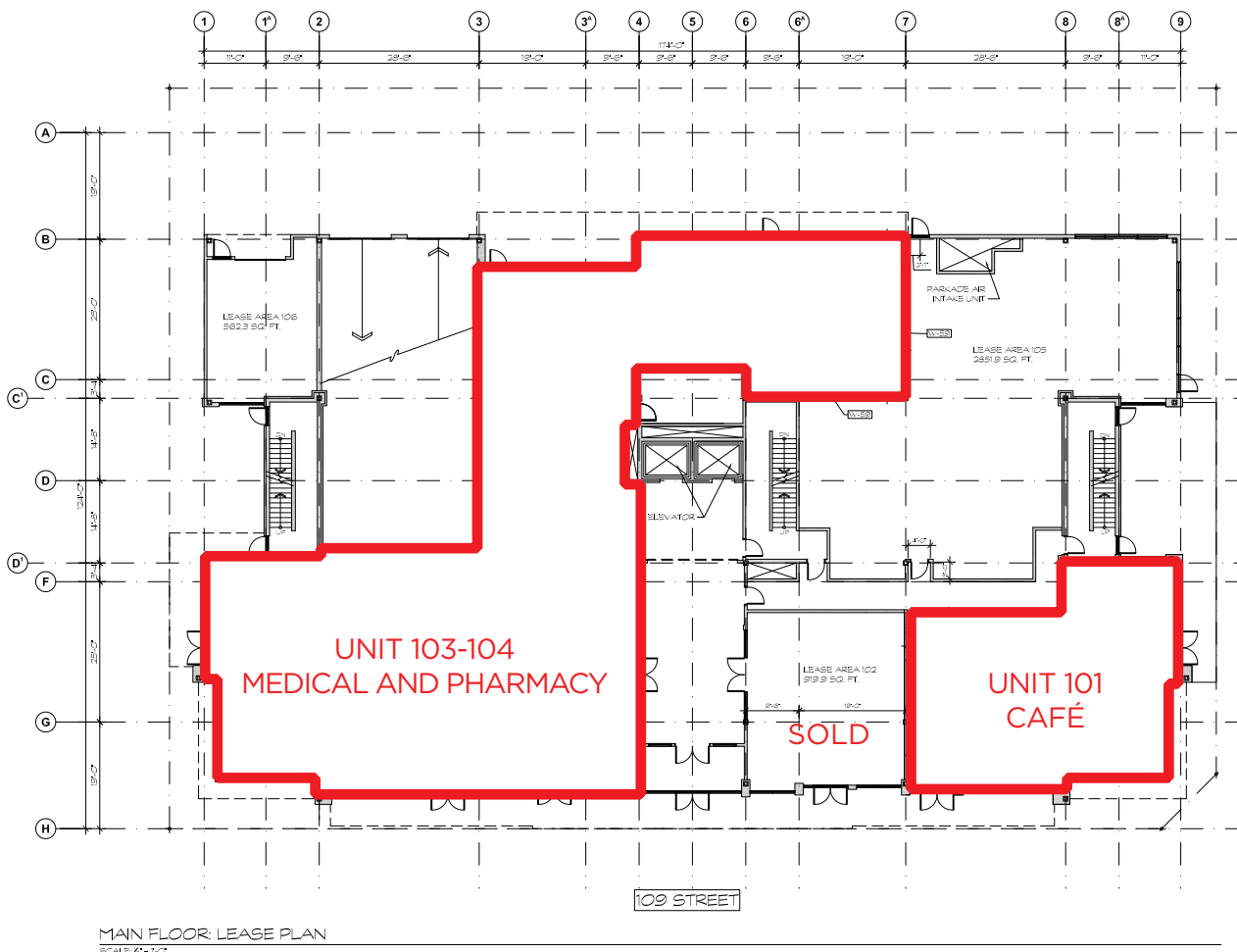
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PROPERTY INFORMATION

SECOND FLOOR UNITS:

Unit 200	1730 Sq.Ft	Unit 204	1235 Sq.Ft
Unit 201	1158 Sq.Ft	Unit 205	1431 Sq.Ft
Unit 202	2587 Sq.Ft SOLD	Unit 206	1516 Sq.Ft SOLD
Unit 203	2393 Sq.Ft	Unit 207	1228 Sq.Ft

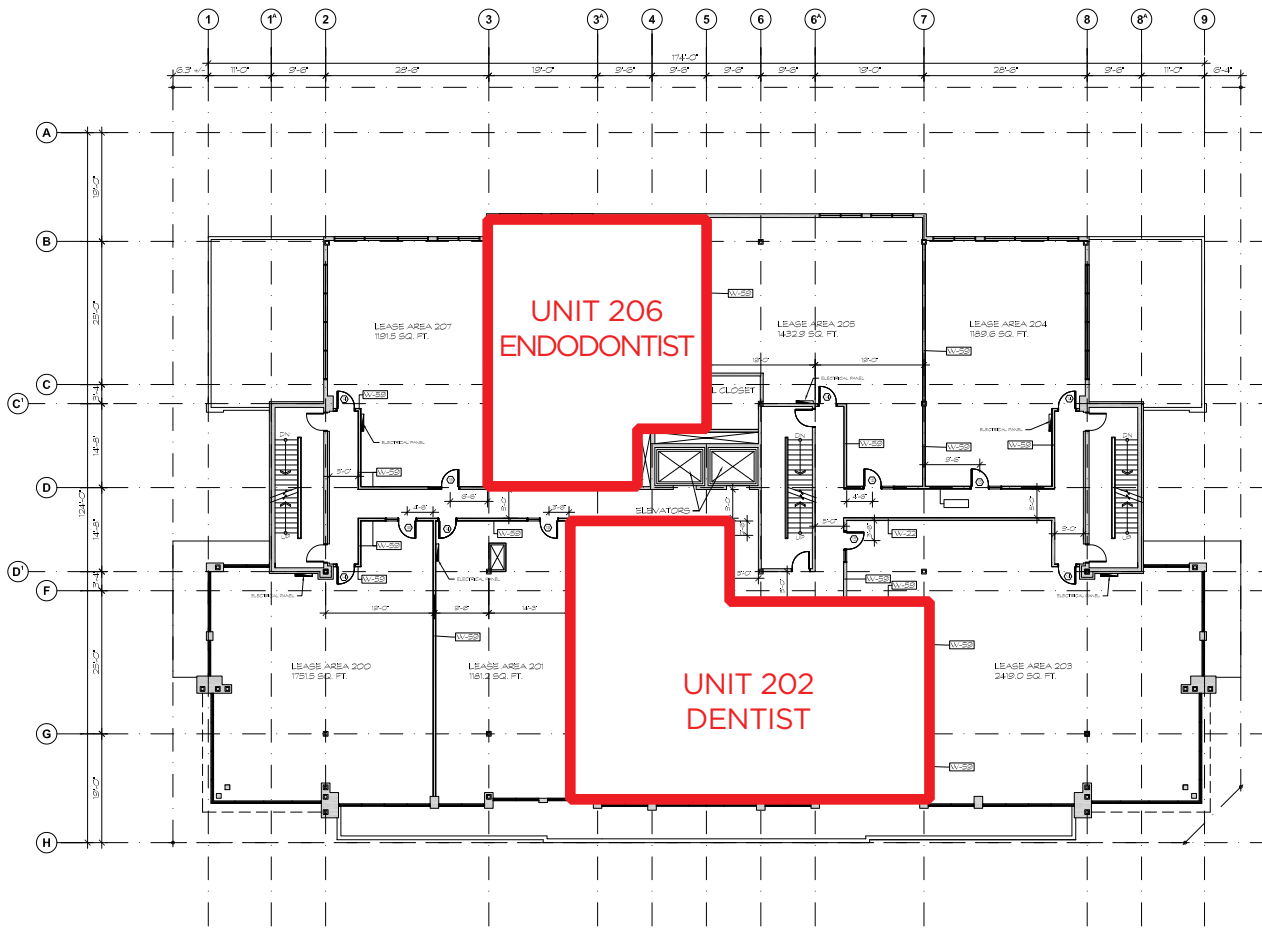
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SECOND FLOOR: LEASE PLAN
SCALE 1/8" = 1'-0"

PROPERTY INFORMATION

THIRD FLOOR UNITS:

Unit 300	1802 Sq.Ft	SOLD	Unit 305	1231 Sq.Ft
Unit 301	1386 Sq.Ft	SOLD	Unit 306	1429 Sq.Ft
Unit 302	1699 Sq.Ft	SOLD	Unit 307	1490 Sq.Ft
Unit 303	1318 Sq.Ft	SOLD	Unit 308	1230 Sq.Ft
Unit 304	1764 Sq.Ft			

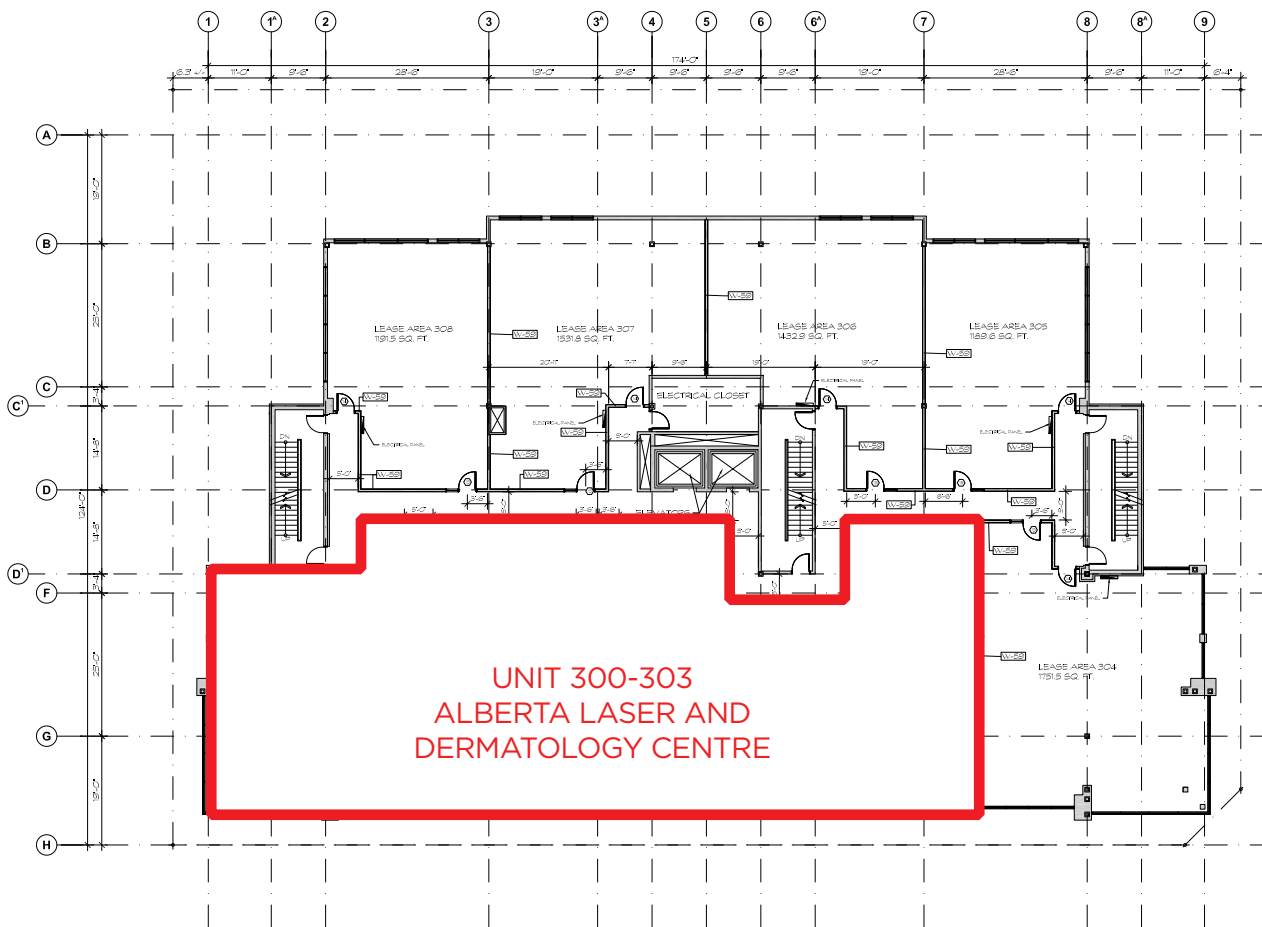
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THIRD FLOOR, LEASE PLAN
SCALE 1/8" = 1'-0"

PROPERTY INFORMATION

FOURTH FLOOR UNITS:

Unit 401 (Patio Unit)	2478 Sq.Ft	SOLD	Unit 402 (Patio Unit)	2851 Sq.Ft	SOLD
Unit 403	2812 Sq.Ft		Unit 404	2809 Sq.Ft	

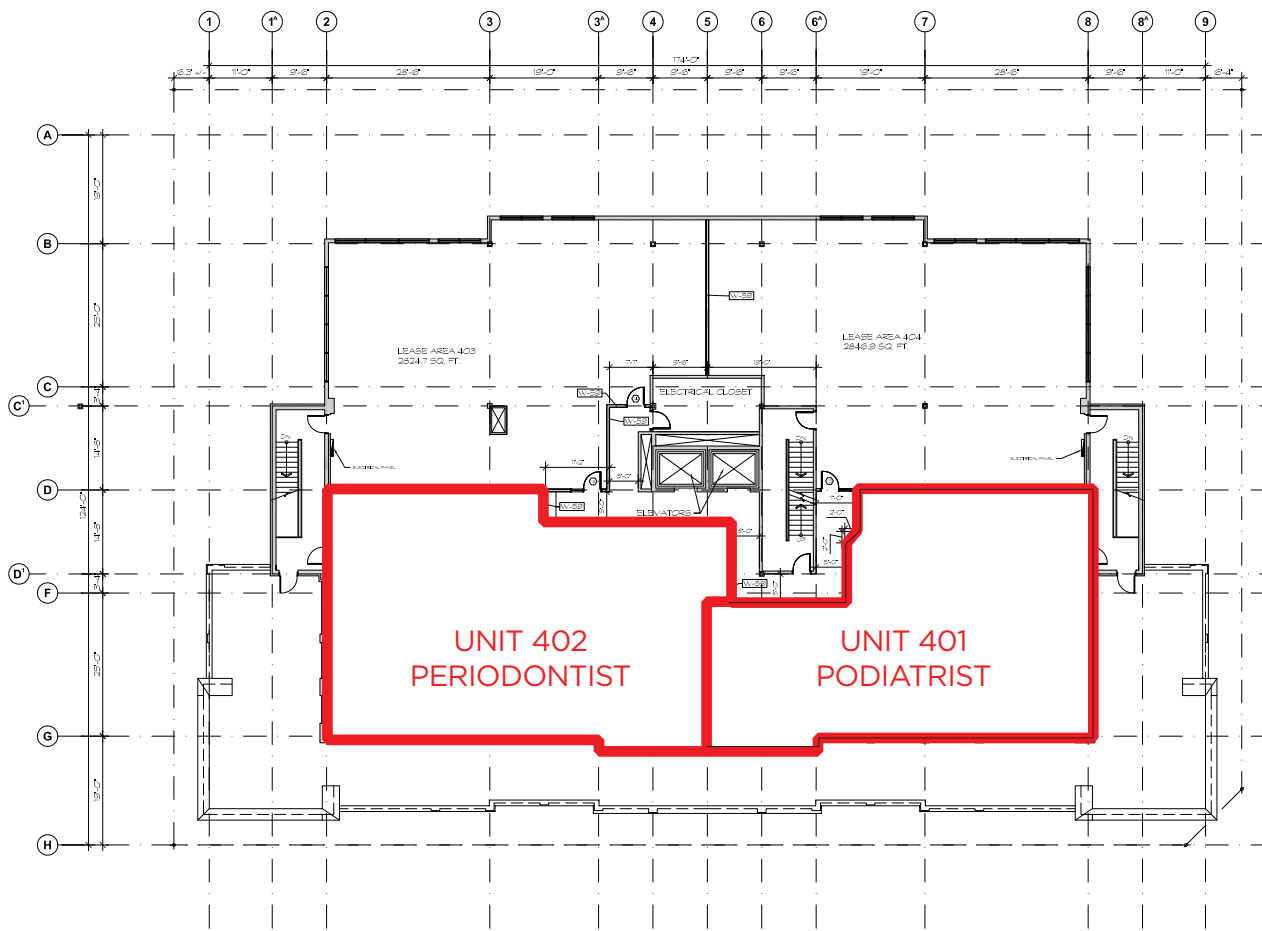
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FOURTH FLOOR LEASE PLAN
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