



PROPERTY HIGHLIGHTS

HOLLIK KENYON MEDICAL/RETAIL SPACE

5227-167 AVENUE, EDMONTON, AB

FOR LEASE

- 3,024 SQ.FT (+/-) OF RETAIL/MEDICAL SPACE
- LOCATED IN A MAJOR POWER RETAIL CENTER AND SURROUNDED BY A HIGH DENSITY NEIGHBORHOOD
- ANCHORED BY A STRONG MIX OF NATIONAL TENANTS THAT INCLUDE: SOBEYS, SHOPPERS DRUG MART, TIM HORTON'S, TD CANADA TRUST, ATB FINANCIAL, SCOTIA BANK, ROYAL BANK, PETRO CANADA AND SHELL
- WELL ESTABLISHED RESIDENTIAL AREA WITH AVERAGE HOUSEHOLD INCOME OF \$ 108,237 (2016) WITH A LOCAL POPULATION OF 132,829
- AMPLE SURFACE PARKING, DESIGNATED HANDICAPPED PARKING SPOTS
- IDEAL USES: THERAPEUTIC MASSAGE, QUICK SERVICE HEALTH CONCEPT, VETERINARIAN CLINIC, MEDICAL CLINIC

FOR LEASE

HOLLICK KENYON MEDICAL/RETAIL SPACE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



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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.

780.488.0888

WWW.LIZOTTEREALESTATE.COM

#1201, 10117 JASPER AVENUE, EDMONTON, AB T5J 1W8

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PROPERTY INFORMATION

MUNICIPAL ADDRESS: 5227-167 Avenue, Edmonton, AB

LEGAL ADDRESS: Lot 101, Block 63, Plan 0829853

SIZE: 3,024 Sq.Ft (+/-)

ZONING: CSC (Shopping Centre Zone)

PARKING: Ample surface parking

POSSESSION: Immediate

OP.COSTS/CAM: \$15.75/Sq.Ft

LEASE RATE: \$39.00/Sq.Ft

MORE INFORMATION

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