

**READY FOR
BUSINESS**

MEDICAL CLINIC AND PHARMACY

MEDICAL CLINIC AND PHARMACY

TURN-KEY CLINIC SPACE WITH PHARMACY
11809 - 68 Street, Edmonton, AB

FOR SALE/LEASE

PROPERTY HIGHLIGHTS

- 3,500 Sq.Ft. (+/-) High-End Medical and Pharmacy Space
- Direct exposure to 19,000+ VPD on 118 Avenue
- Fully fixtured with private consulting room, 4 offices, 8 examination rooms, and dedicated pharmacy area
- Equipped with security surveillance and exterior roll up shutters
- Lots of windows provide ample natural light throughout the building
- Pharmacy strategically designed for instant point of sale transactions
- Private 12 stall parking lot

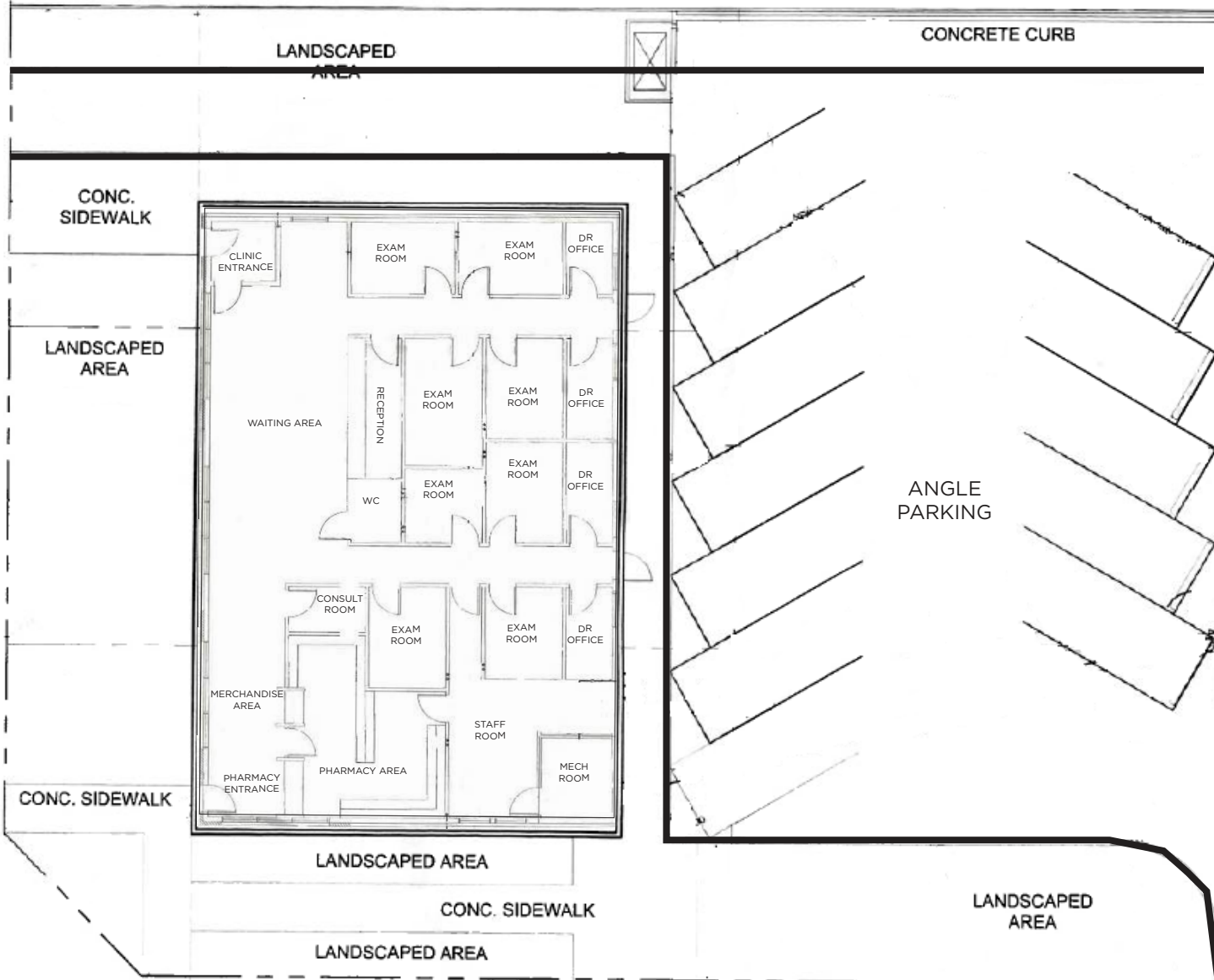
LIZOTTE
AND ASSOCIATES REAL ESTATE INC.

780.488.0888

www.lizotterealestate.com
#1200, 10117 Jasper Avenue Edmonton, AB T5J 1W8

68 STREET

STREET PARKING



PARKING LOT ACCESS

ANGLE PARKING

118th AVENUE



Waiting Area



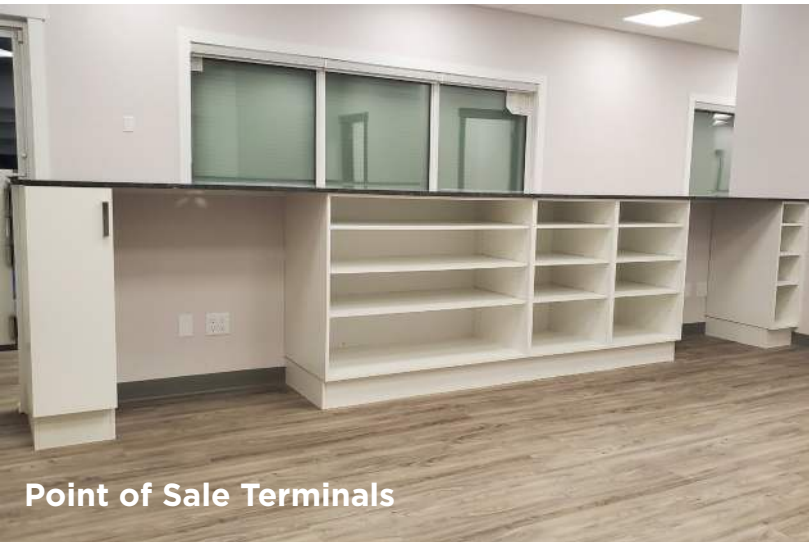
Large Pharmacy Space



Pharmacy with Consult Room



Staff Room



Point of Sale Terminals



Front Desk



Consult Room



Exam Room

TURN-KEY CLINIC SPACE WITH PHARMACY FOR SALE/LEASE

PROPERTY INFORMATION

MUNICIPAL ADDRESS: 11809 - 68 Street, Edmonton, AB
NEIGHBORHOOD: Montrose
SIZE: 3,500 Sq.Ft. (+/-)
POSSESSION: Immediate/Negotiable
PARKING: 12 parking stalls fully paved
SIGNAGE: 2 fascia canopies, dedicated pylons
**LEASE RATE/
PURCHASE PRICE:** Market
OP. COSTS: TBC

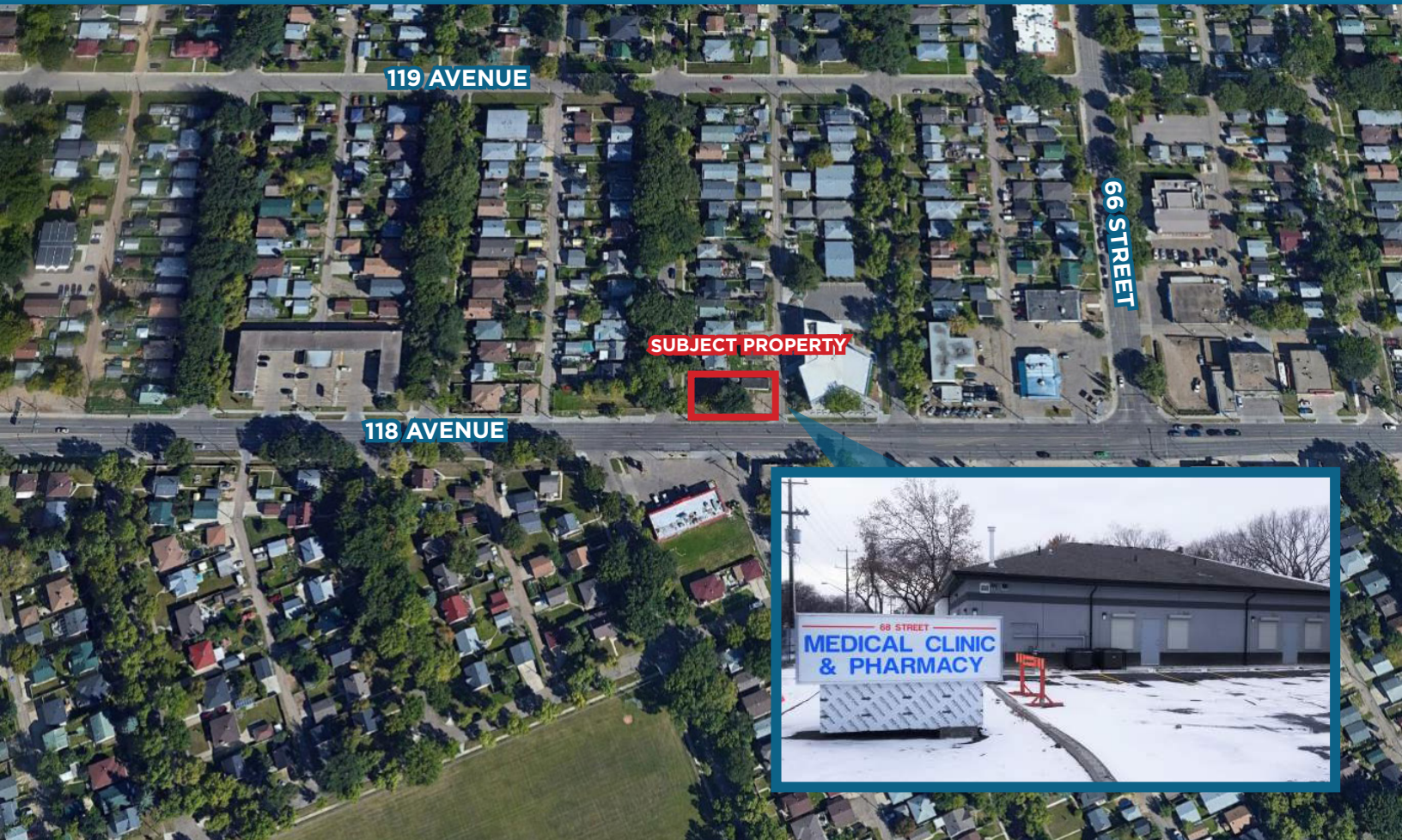
MORE INFORMATION

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