

# FOR LEASE

±1,172 to  
±2,411 Sq. Ft.

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



8225 - 105 Street, Edmonton, AB

## STRATHCONA HEALTH CENTRE

### Property Highlights

- Medical/professional building located on 105 Street, just off of Whyte Ave
- Strong location close to the University of Alberta with easy access to Gateway Boulevard, Calgary Trail, and downtown
- Elevator service throughout the building
- Tenant mix includes doctors, surgeons, pharmacy, dentists, physical therapy, and podiatry
- The building has undergone extensive updates and renovations



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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Edmonton, AB T5J 1W8



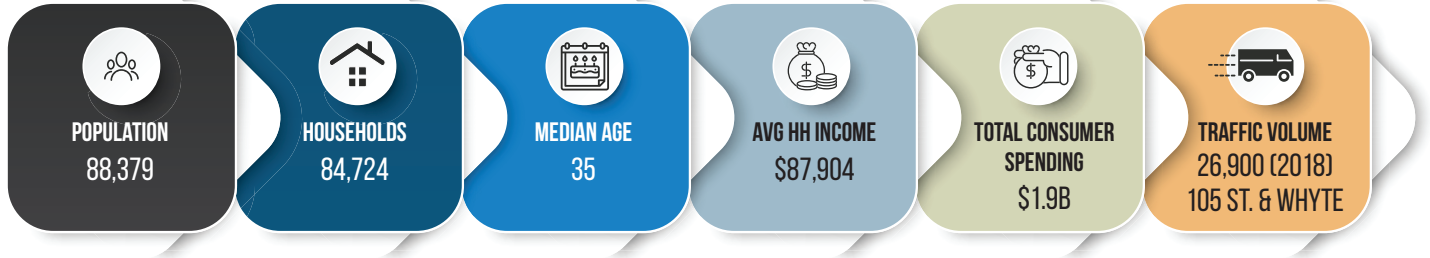
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## Demographics within 3KM



## ADDITIONAL INFORMATION

- **Ideal uses include:** hearing clinics, pediatricians, internal medicine, various medical specialists, educational consultants, and learning centers



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## Property Information

**Municipal Address:** 8225 - 105 Street, Edmonton, AB

**Basement Size:** ±1,172 - ±2,411 Sq. Ft.

**Zoning:** CB2 (General Business Zone)

**Parking:** Ample paid and street parking

**Possession:** Immediate

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**Lease Rate:** Market

**OP Costs:** \$13.35/SF 2022 (Utilities included)

## Contact

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