

FOR LEASE

1,618 - 3,228 Sq. Ft. (+/-)

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



13613 – 163 Street, Edmonton, AB

OASIS WELLNESS CENTRE

Property Highlights

- Spaces available immediately for design and development.
- Situated on the corner of 163 Street and 137 Avenue.
- Ideal space for both medical and professional users such as pharmacy, general practitioners, specialized medical, veterinary services, legal services, insurance agencies, accounting firms and engineering groups.
- Several retail amenities nearby including Cineplex Cinemas North Edmonton, Christy's Corner and Skyview Power Centre.
- Abundance of natural sunlight throughout the space.
- Exterior and pylon signage opportunities available.



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



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.

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Oasis Wellness Center

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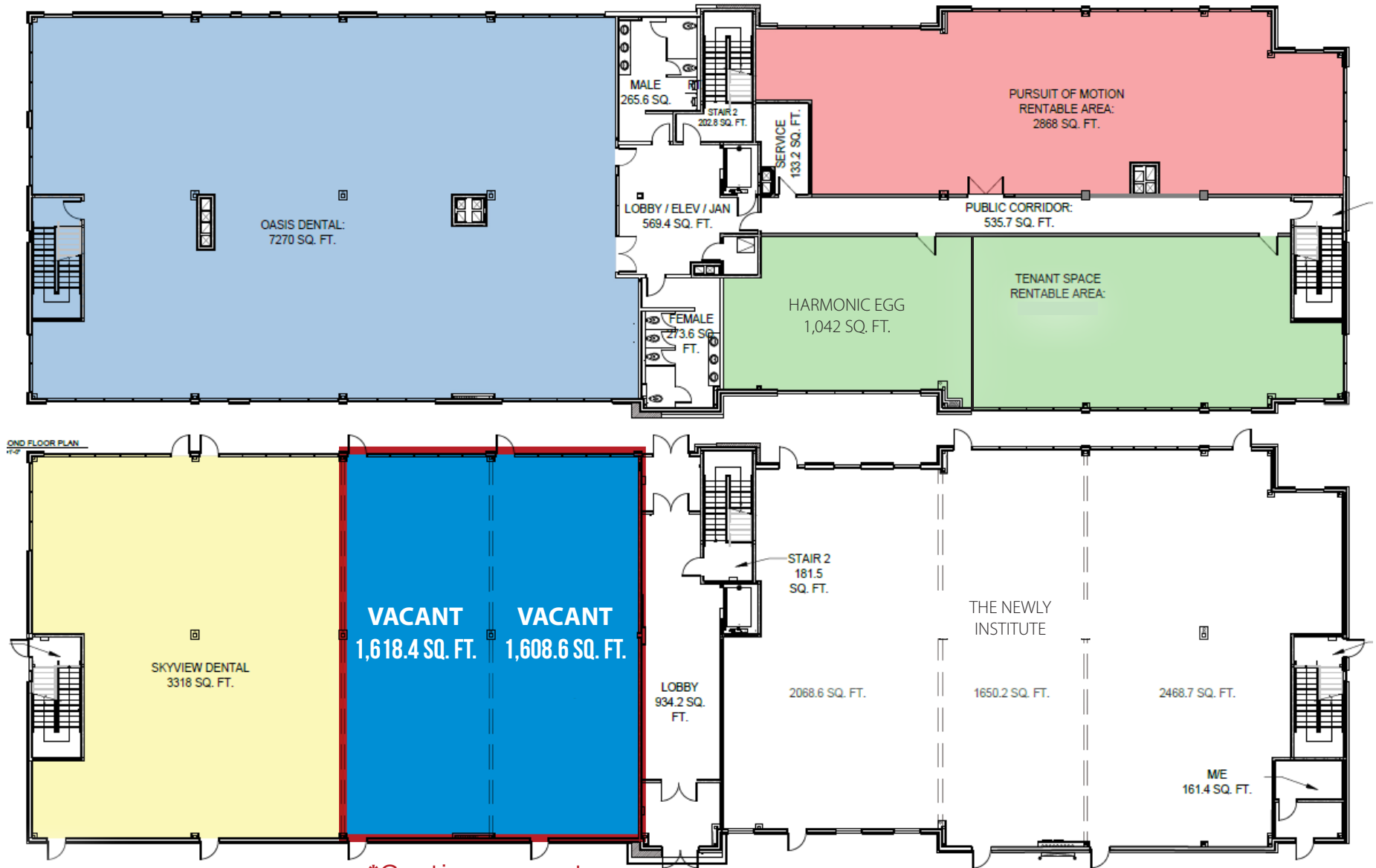


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FOR LEASE

Oasis Wellness Center

Main Floor



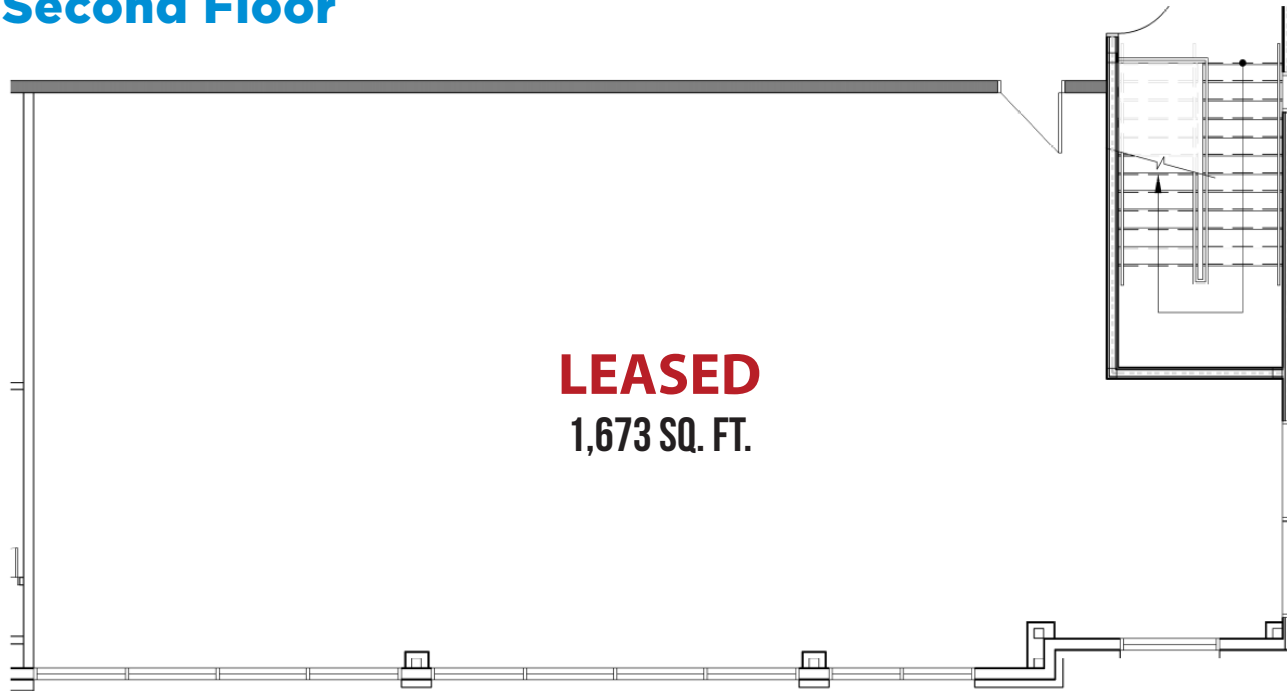
*Contiguous up to
3,228 SQ. FT.

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Oasis Wellness Center

LIZOTTE
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Second Floor



ADDITIONAL INFORMATION

- Located on the corner of 163 Street and 137 Avenue. Situated east of the Edmonton Humane Society and south of Twin Willows Golf Club.
- Nestled in between major arterial routes between St. Albert and Edmonton: 170 Street, St. Albert Trail, Anthony Henday Drive and Yellowhead Highway.
- Surrounded by mature, stable neighbourhoods within the northwest quadrant of Edmonton: Wellington, Kensington, Calder, Hudson, Carlisle and much more. An estimated population of at least 50,000 individuals live within this area.
- Excellent exposure to 137 Avenue with 16,900 vehicles per day (2015 data). 137 Avenue is a heavily trafficked corridor that travels east to west, connecting northwest Edmonton with northeast neighbourhood communities.



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Property Information

Municipal Address: 13613 163 Street, Edmonton AB

Size: **Main Floor** 1618.4 + 1608.6Sq. Ft.
contiguous up to 3,228 Sq. Ft.

Second Floor 1,673 Sq. Ft. **LEASED**

Zoning: IB

Parking: Free surface parking
High parking ratio of 4.3 / 1,000 SF;

Year Built: 2018

Possession: Immediate/negotiable

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Lease Rate: **Main Floor** Starting at \$23.00 PSF
Second Floor Starting at \$18.00 PSF

Op Costs: \$13.21/Sq. Ft. (Estimated 2024)

T.I Allowance: **Main Floor** Negotiable
Second Floor Negotiable

Contact

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