

FOR LEASE

15508 87 AVENUE, EDMONTON, AB

±595-1,945 SQ. FT.



**TURNKEY MEDICAL AND PROFESSIONAL
OFFICE SPACES IN MEADOWLARK**

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

 www.lizotterealestate.com

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PROPERTY INFORMATION

Municipal Address: 15508 87 Ave NW, Edmonton, AB

Legal Address: Plan: 2786RS, Block: 1, Lot: 14A

Available Size: **Unit 112** ±1,034 Sq. Ft.

Unit 301 ±1,705 Sq. Ft.

Unit 303 ±595 Sq. Ft.

Unit 307 ±1,945 Sq. Ft.

Unit 402 ±1,174 Sq. Ft.

Zoning: [CG \(General Commercial\)](#)



Parking: Scramble parking

Elevator: 1 passenger

Possession: Immediately

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Lease Rate: \$14.00/Sq. Ft.

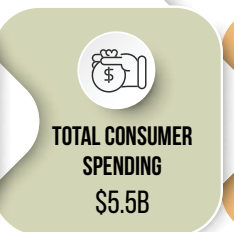
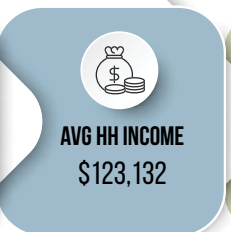
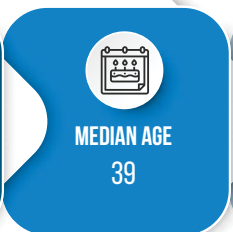
Unit 112 \$13.00/Sq. Ft.

OP Costs: \$16.50/Sq. Ft. *Includes janitorial and utilities

PROPERTY HIGHLIGHTS

- Four-storey professional medical building in west Edmonton.
- Strategically located near the Misericordia Community Hospital.
- Approximately two blocks from Meadowlark Health and Shopping Centre.
- Established medical and health-services tenant mix.
- Suitable for medical, dental or allied health users.
- Comprehensive recent HVAC improvements.
- Brand-new elevator providing convenient access throughout the building.
- Surrounded by established residential neighbourhoods, retail services, and health-care amenities.
- Existing co-tenants include physicians, dentists, physiotherapists, a pharmacy, chiropractors, hairstylists, and other health-support providers.

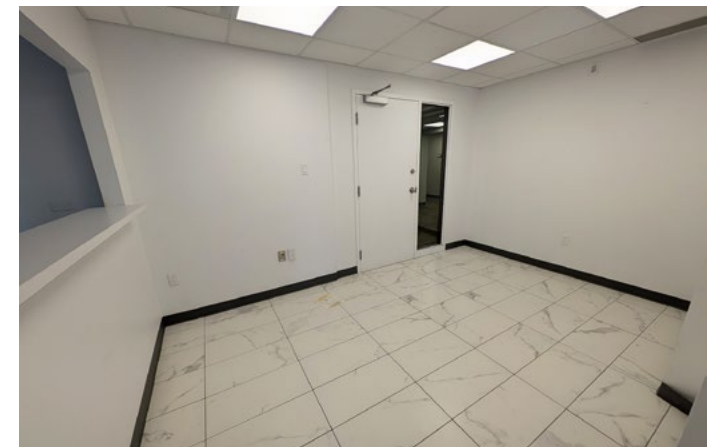
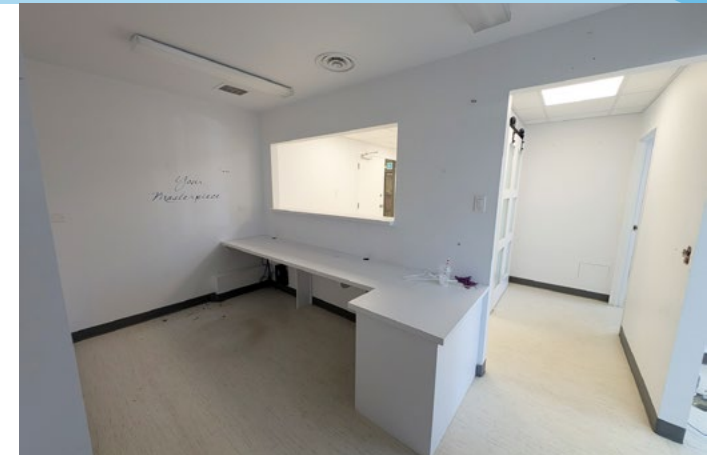
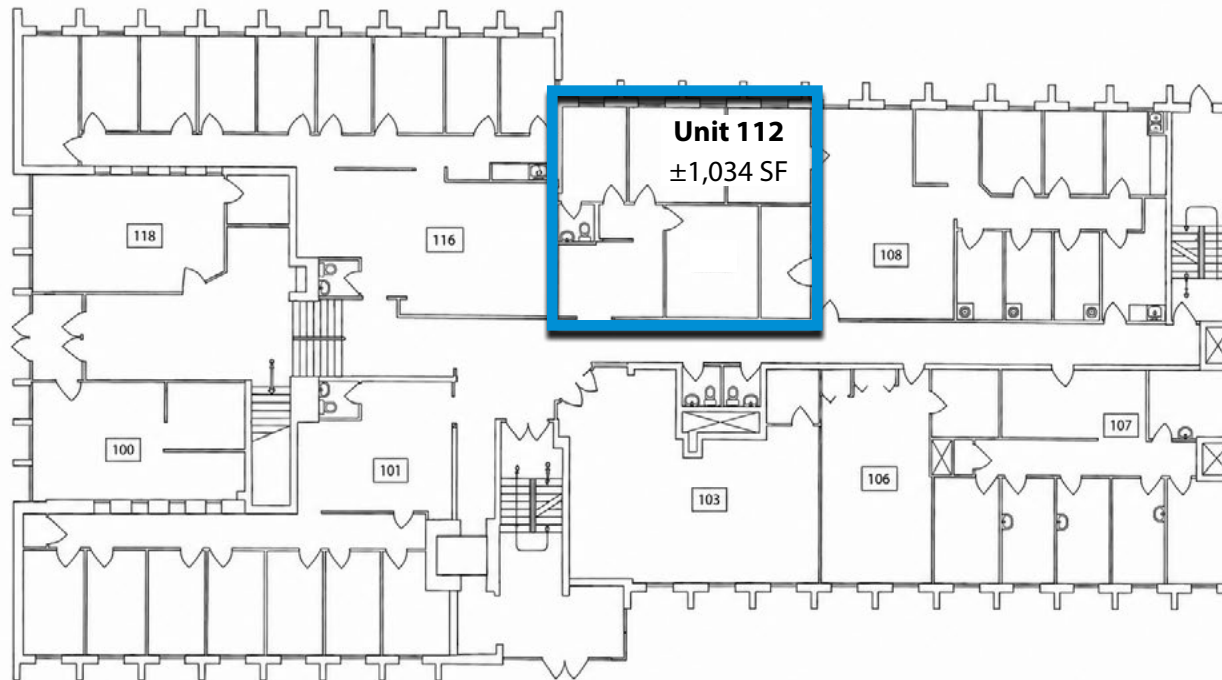
DEMOGRAPHICS WITHIN 5KM



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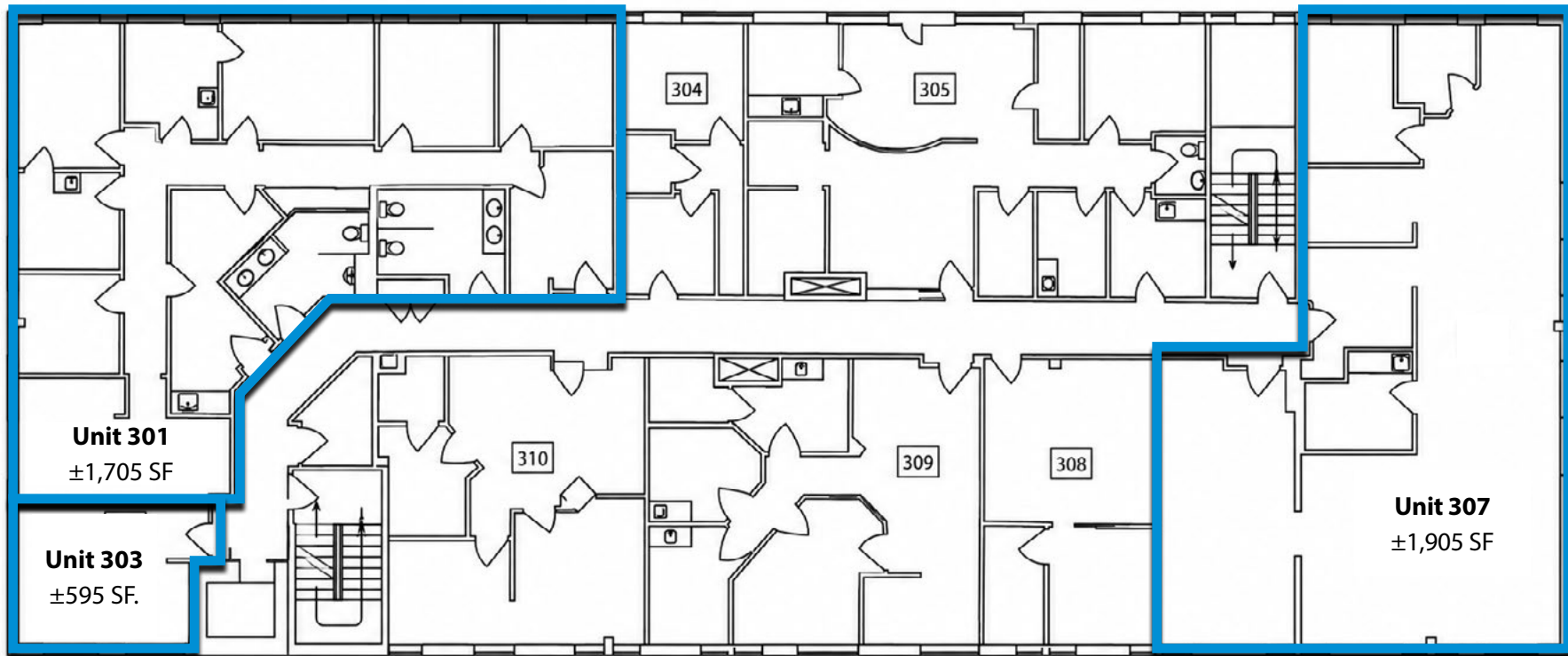
FLOOR PLAN | MAIN FLOOR



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FLOOR PLAN | THIRD FLOOR

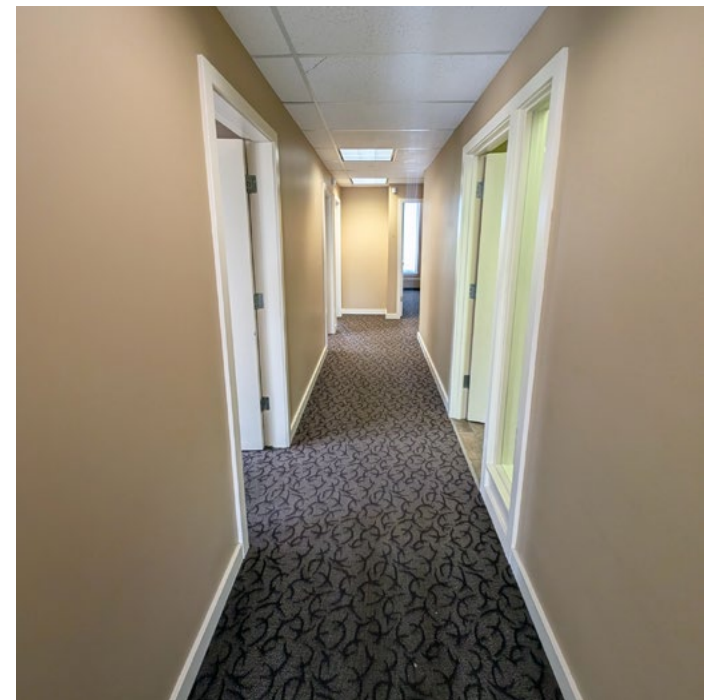
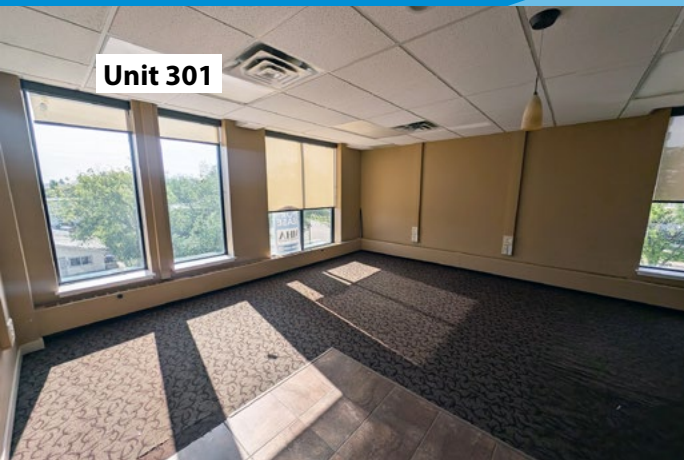


Unit 303



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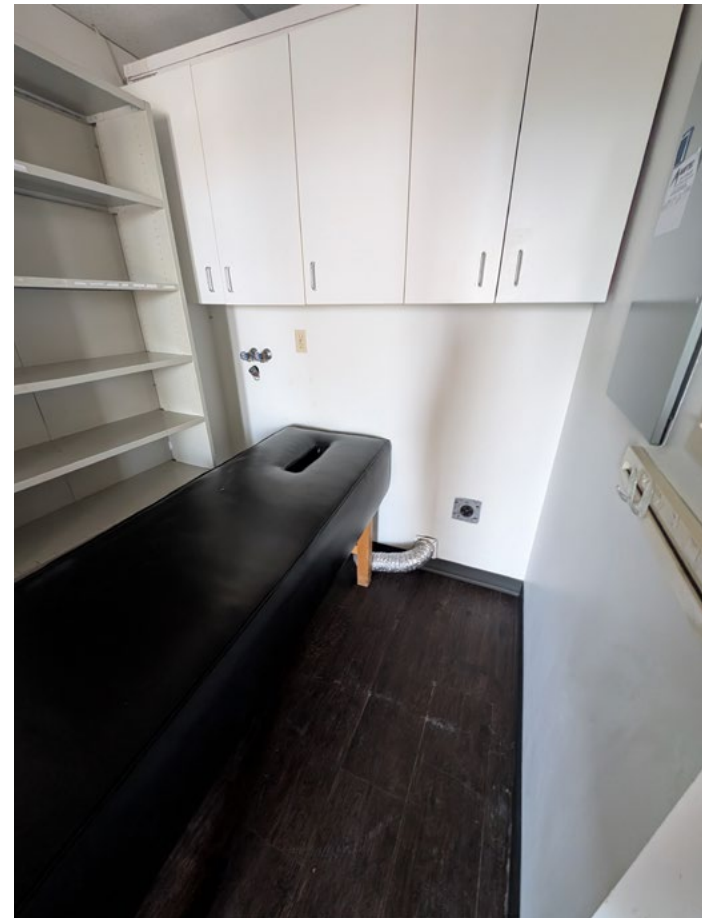
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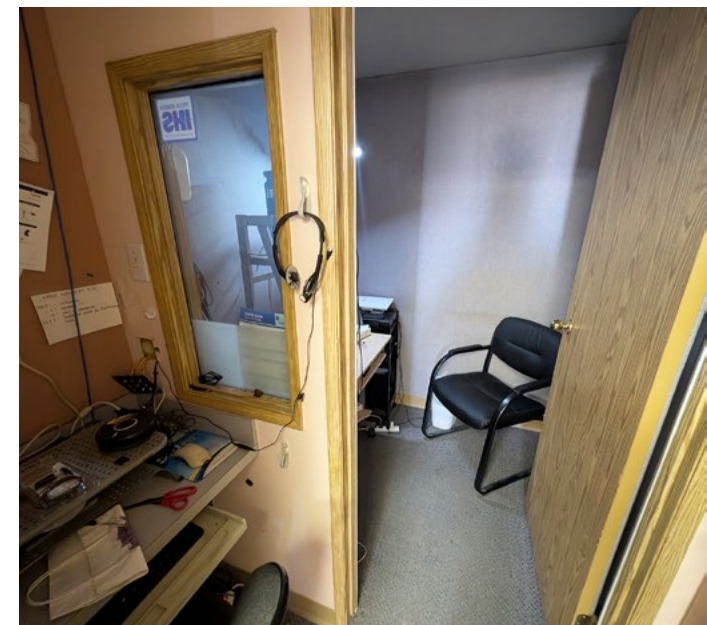
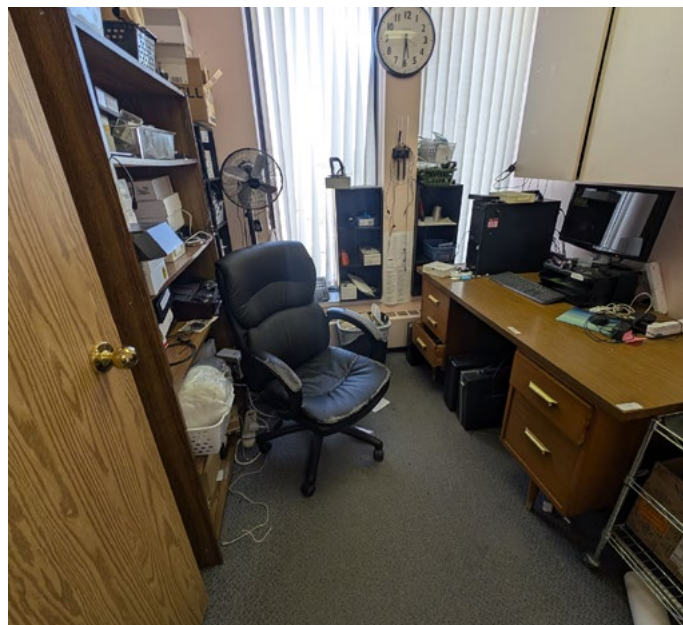
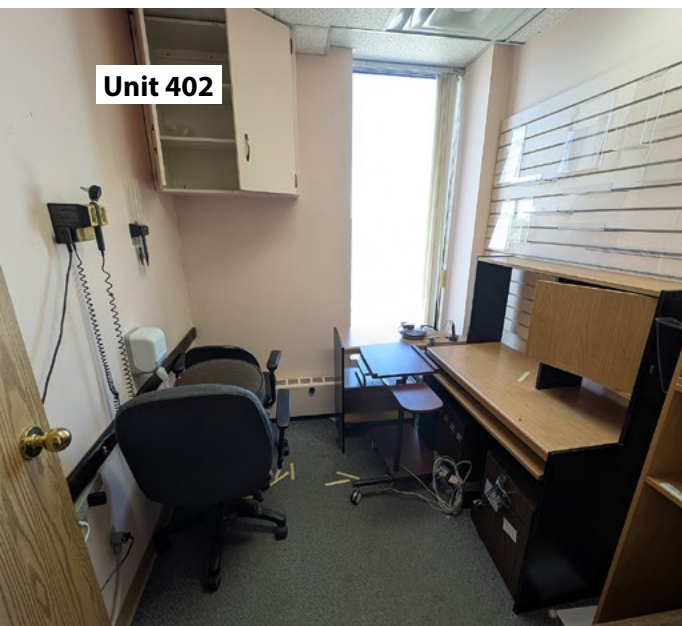
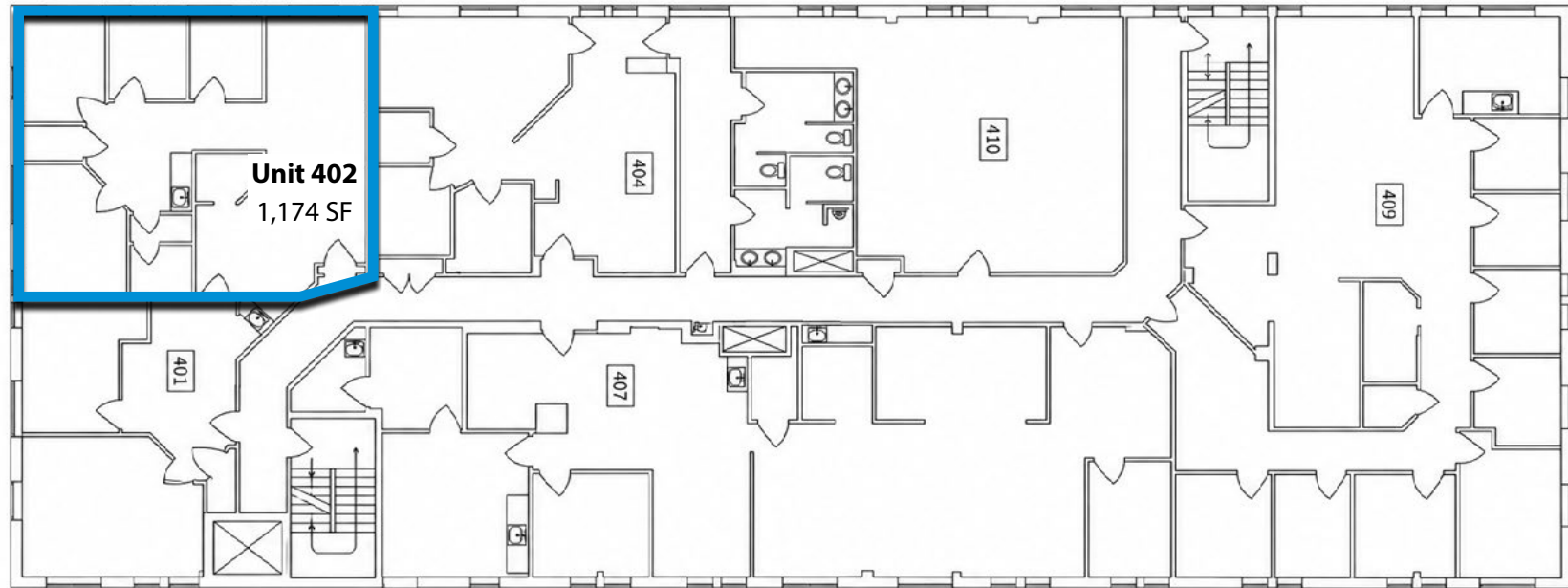
Unit 307



FOR LEASE

TURNKEY MEDICAL AND PROFESSIONAL OFFICE SPACES IN MEADOWLARK

FLOOR PLAN | FOURTH FLOOR



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