



**1,200 SQ. FT.**  
**FIXTURED SPACE FOR LEASE**

**PROPERTY HIGHLIGHTS**

- Great exposure and visibility
- Ample on site parking
- Strong trade area with multiple business in the vicinity and close to residential
- The site is close to the University of Alberta
- Neighbouring Tenants are: Victoria Medical Centre and Taciuk Dental Clinic
- Excellent access to 109<sup>th</sup> Street
- 30,100 VPD along 109<sup>th</sup> Street (2014 City of Edmonton website)
- Pylon signage available



**BRANDON ROSSER**  
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Jan. 15, 2018

## PROPERTY DETAILS

**AVAILABLE SIZE:** 1,200 sq. ft.

**BASIC RENT:** \$18.00 per sq. ft.

**OPERATING COSTS:** \$9.00 per sq. ft. (2018 est.)

**ZONING:** CB2 - General Business Zone

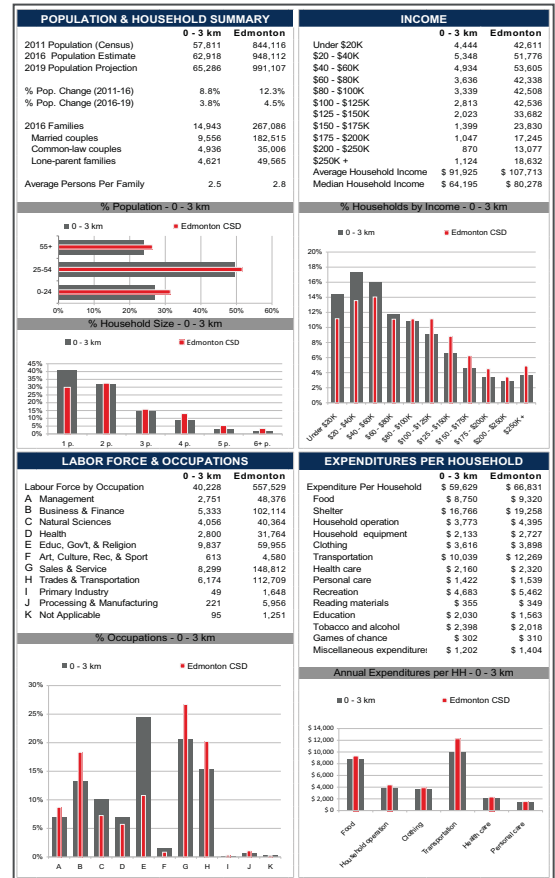
**SIGNAGE:** Pylon signage available

**PARKING:** On-site parking

## AERIAL



## DEMOGRAPHICS



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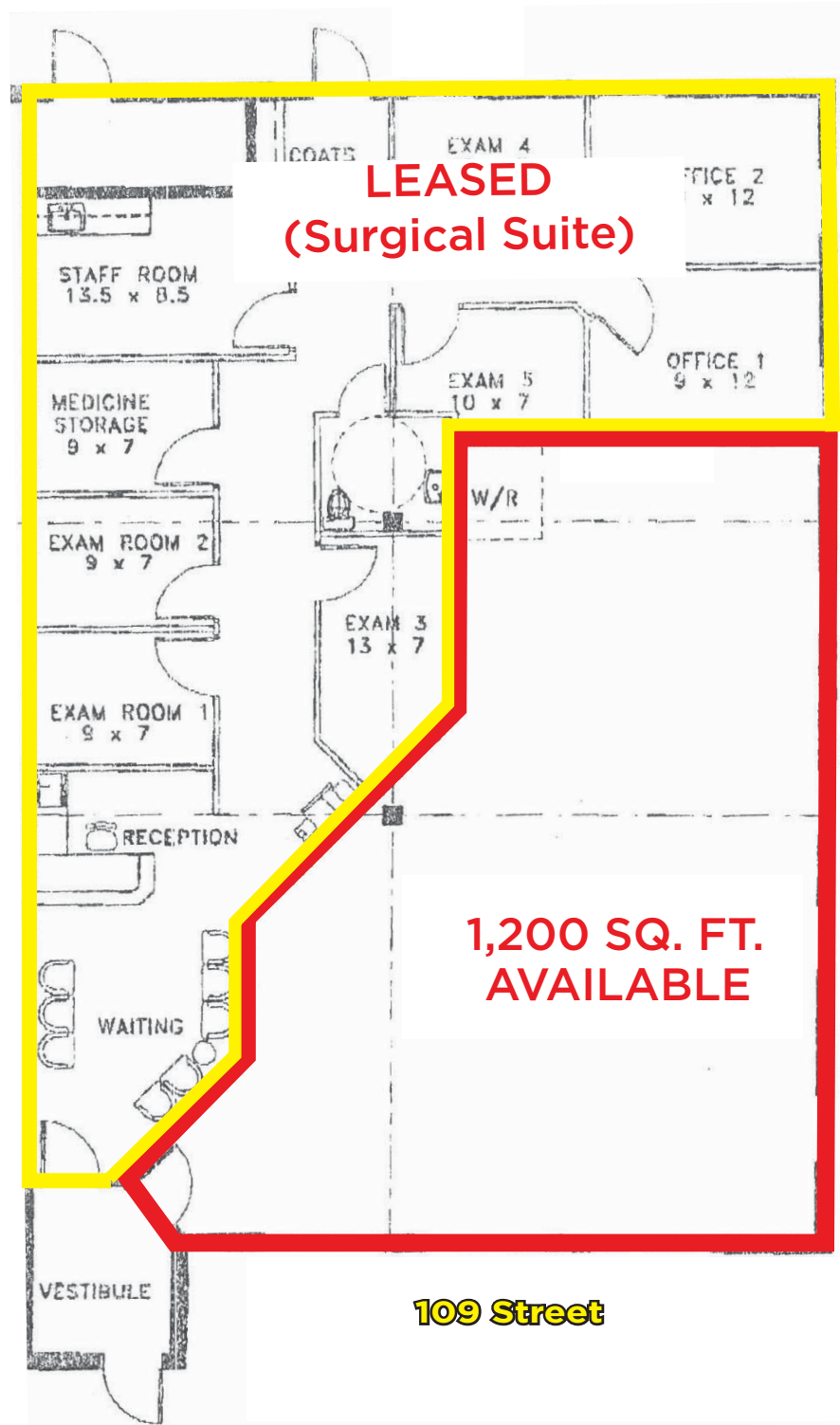


**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR LEASE

**6913 - 109 Street**  
Edmonton, AB

## SITE PLAN



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