



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

TERWILLEGAR PROFESSIONAL CENTRE

123 Haddow Close NW,
Edmonton, AB

1,722 SF RETAIL/OFFICE UNIT AVAILABLE IMMEDIATELY!

PROPERTY HIGHLIGHTS

- Medical Professional Development strategically located on the North West Corner of Terwillegar Drive & Riverbend Road.
- Existing Tenants include: Dental Oasis, Dr. Marcia Hartt Medical Aesthetics, Terwillegar Counseling Centre, Hawkstone Medical Clinic, The Medicine Shoppe, The Bikate Salon, Terwillegar Medical Clinic, Alberta Denture Clinic & Pizza 73.
- Terwillegar Drive sees 33,000 vehicles per day and Riverbend Road sees over 17,000 vehicles per day!
- Ample on site parking available
- High exposure signage opportunities available.
- (DC2) Site Specific Development Control Provision Zoning allows for a large variety of uses.
- Lease Rate: Contact Listing Agent
- Additional Rent: \$14.61 /SF (2023)

Devan Ramage

Associate

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CUSHMAN & WAKEFIELD Edmonton

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PROPERTY DETAILS

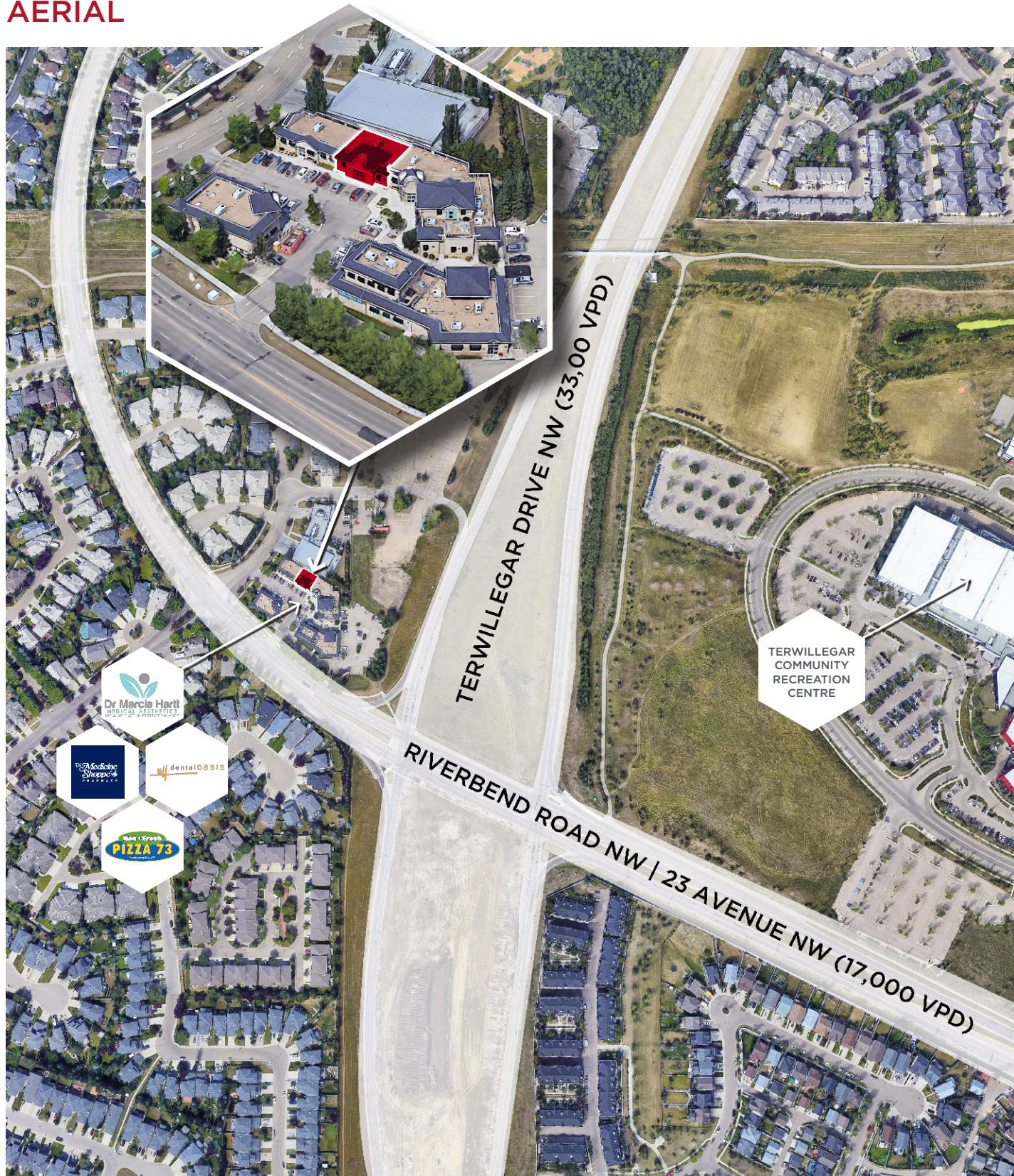
Municipal Address: 123 Haddow Close NW

Neighbourhood: Haddow

Zoning: (DC2) Site Specific
Development Control
Provision

Built: 2005

AERIAL




PROPERTY PHOTOS





INTERIOR PHOTOS




DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	7,706	56,752	127,574

	AVERAGE INCOME		
	1km	3km	5km
	\$166,530	\$191,517	\$174,962

	HOUSEHOLDS		
	1km	3km	5km
	2,695	20,157	46,452

	VEHICLES PER DAY		
	33,000 VPD on Terwillegar Drive and 17,000 VPD on Riverbend Road		



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