

FOR SALE
UNITED
HEALTH CENTRE
#203, 7609 - 109 Street, Edmonton, AB
High-End Medical/Professional Condominium



Medical Grade HVAC & Electrical

Premier Medical/Professional Building
with Excellent Accessibility



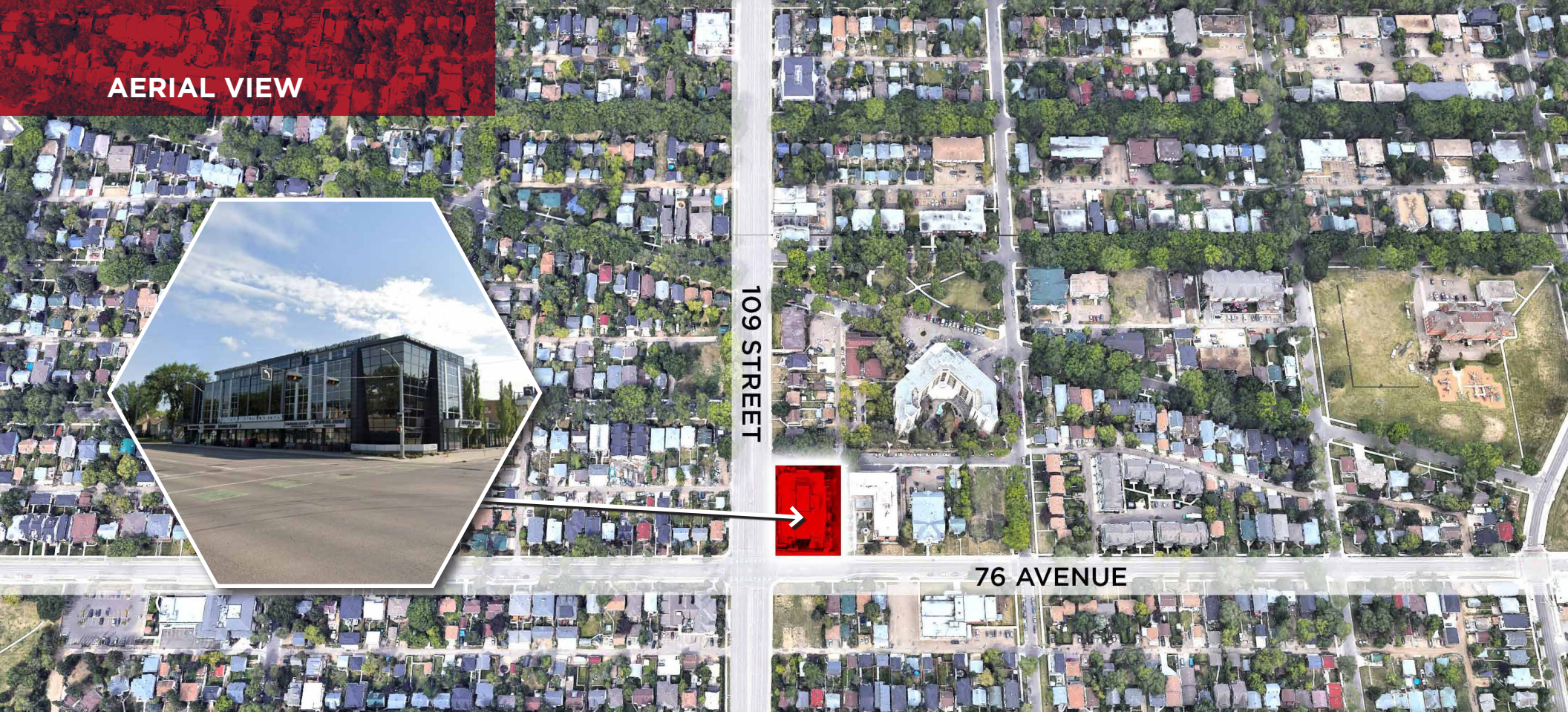
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AERIAL VIEW



PROPERTY DETAILS

Welcome to the pinnacle of professional excellence at the United Health Centre – an exclusive opportunity awaits on the second floor of this fully occupied, high-end medical and professional building.

- **Prime Location Near Prominent Institutions:** United Health Centre is strategically situated in close proximity to the University of Alberta hospital and campus, positioning it as an ideal location for medical professionals seeking convenience and accessibility.
- **High-End Building with Modern Design:** Built in 2015, United Health Centre boasts a modern and sophisticated design, contributing to its high-end appeal. This meticulously crafted condo unit built in 2019 is efficiently designed with 9 treatment rooms, two washrooms including one barrier free, reception & large waiting area, kitchen, and laundry.
- **Specialized Medical Infrastructure:** Specifically designed for medical use, this unit features an innovative heating, ventilation, and air conditioning (HVAC) system in which return air is recycled directly back to its source from the treatment rooms. This ensures a clean and controlled environment, meeting the stringent standards required for medical practices and further positioning this unit as a premier opportunity for healthcare professionals.
- **Ideal users:** Ideal uses that would complement the current occupants of the building include Physiotherapy, Massage Therapy, Chiropractic, Acupuncture, Naturopathic Medicine, Medical Specializations, and other Medical & Professional Office uses.

PROPERTY DETAILS

MUNICIPAL ADDRESS

#203, 7609 - 109 Street, Edmonton AB

LEGAL DESCRIPTION

Condominium Plan 1423850, Unit 10
Condominium Plan 1423850, Unit 97
& 98 (UG Parking Stalls)

ZONING

Low Intensity Business Zone (CB1)

BUILT

2015

PARKING AREA

2 titled underground stalls plus paid visitor parking underground & access to four surface stalls at the rear of the building

UTILITIES

Separately metered electricity

PREMISES

2nd Floor - 2,393 SF

PROPERTY TAX ASSESSMENT

\$23,187.86 (2023)

ASKING PRICE

\$1,200,000

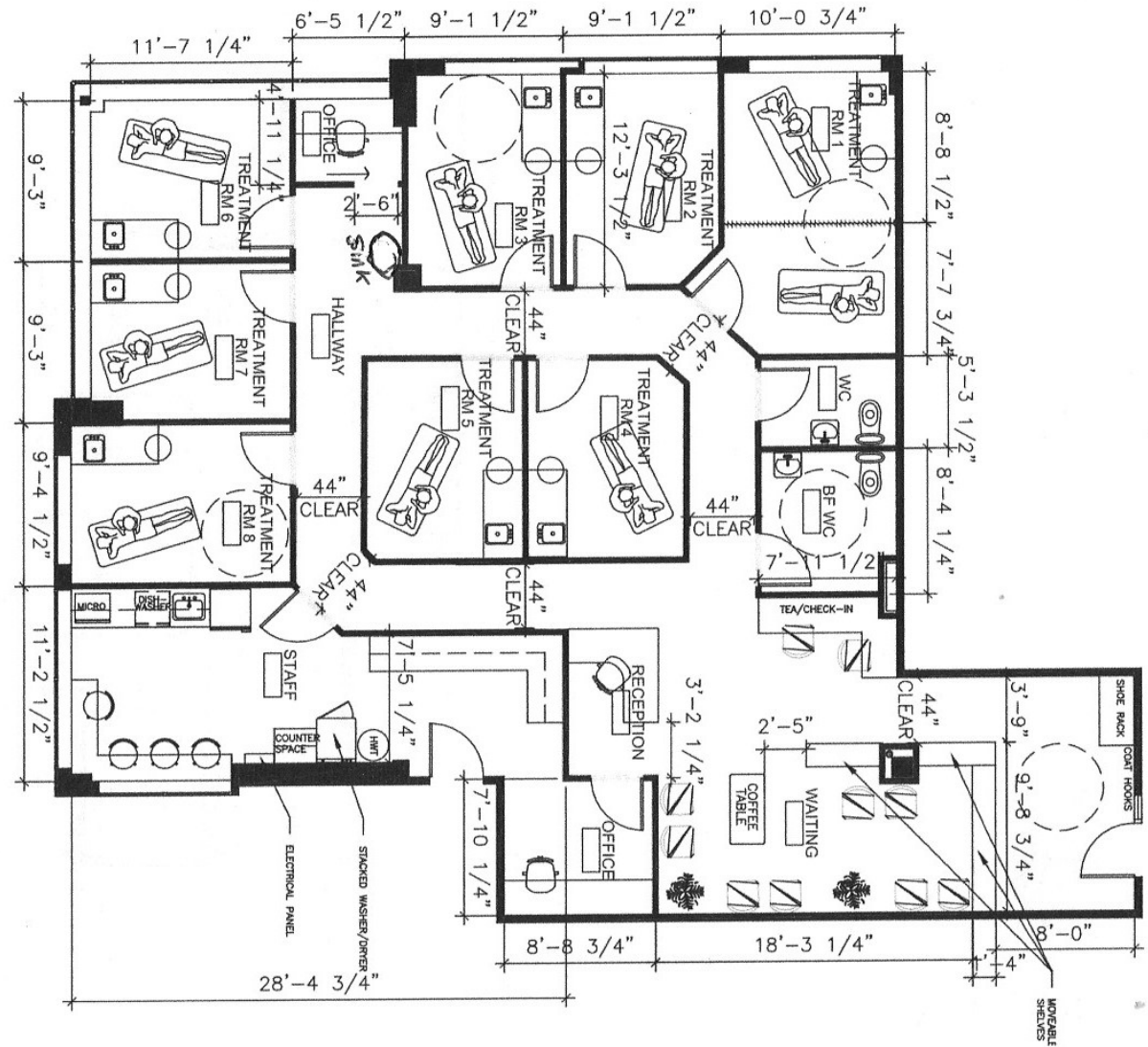
CONDO FEES

\$2,324.60 per month (2023)

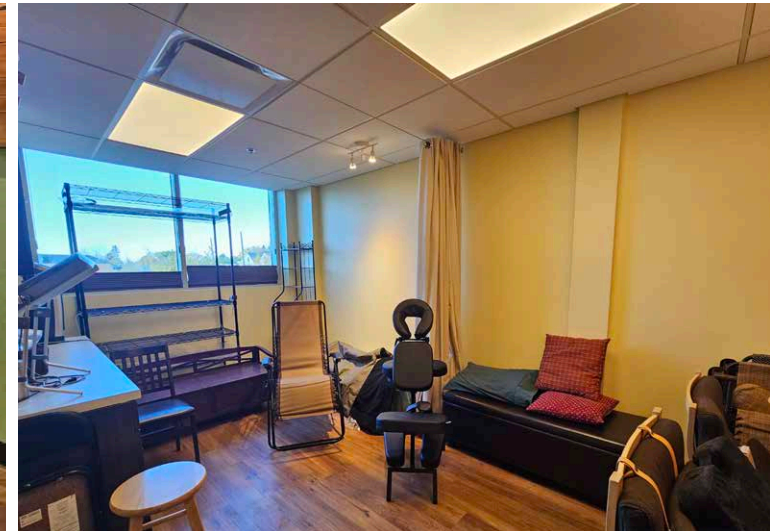
AVAILABILITY

Immediately

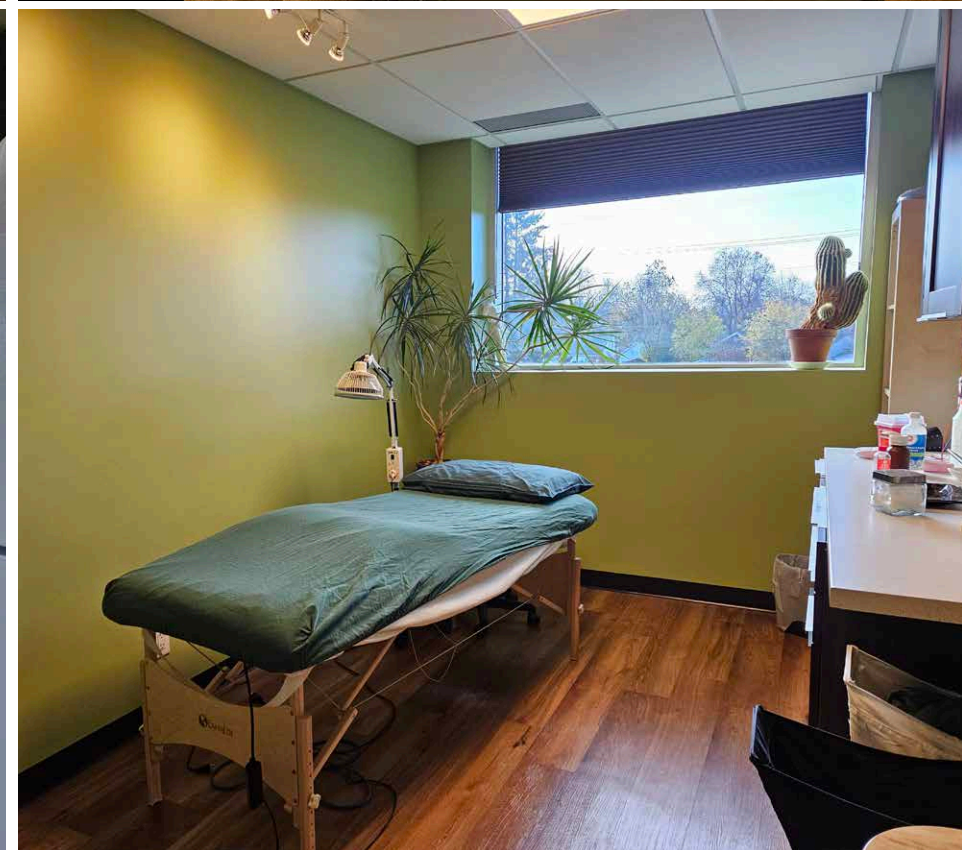
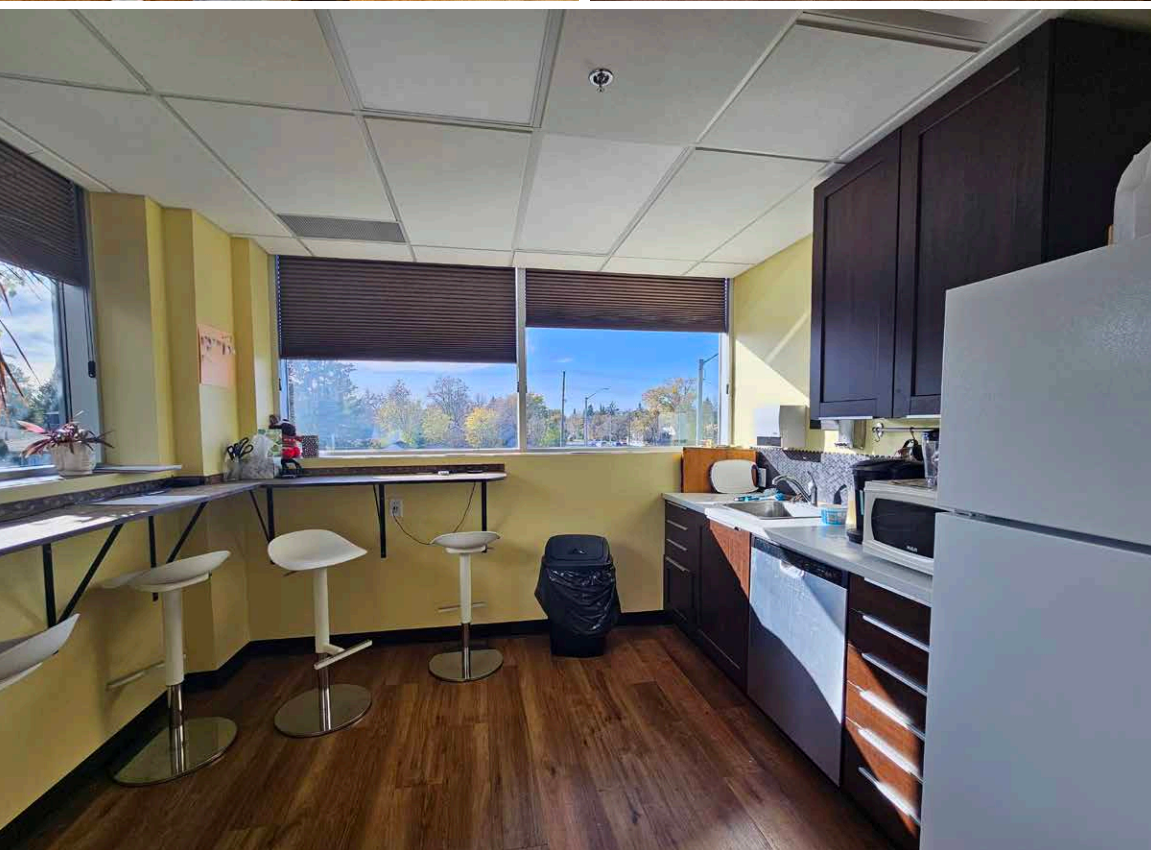
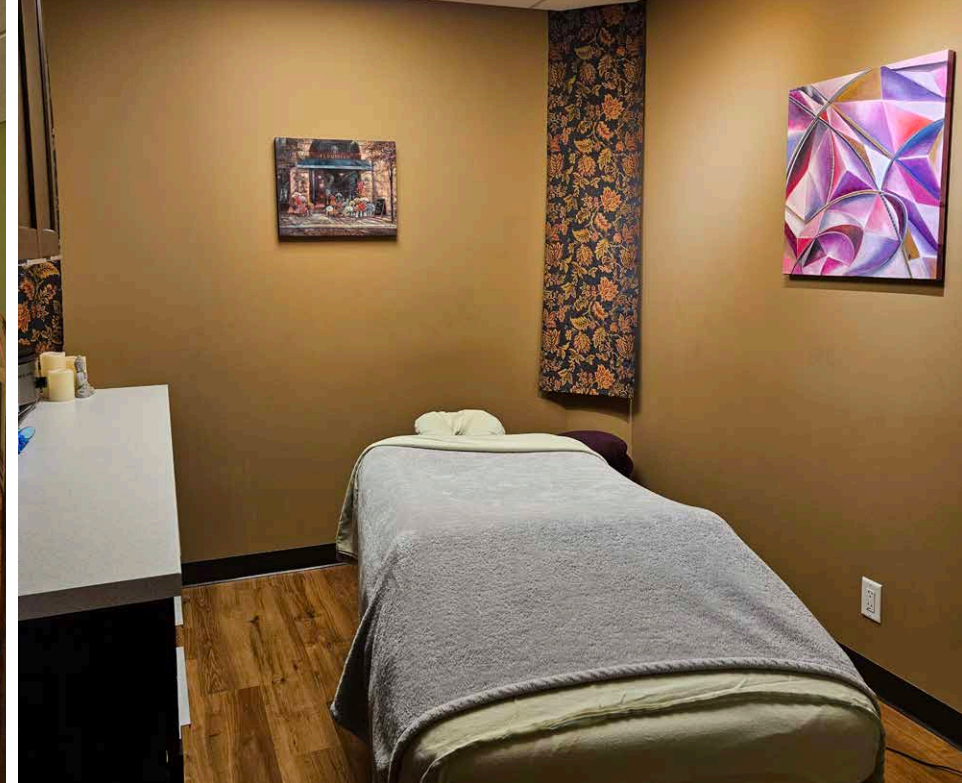
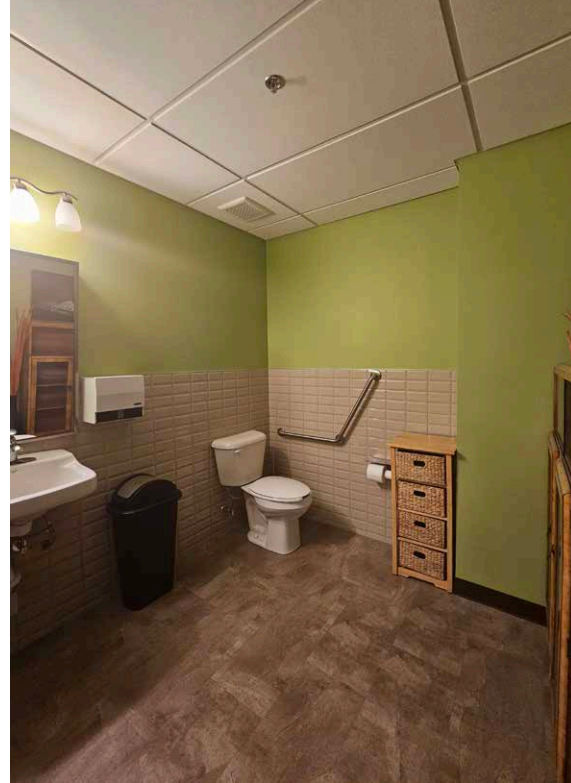
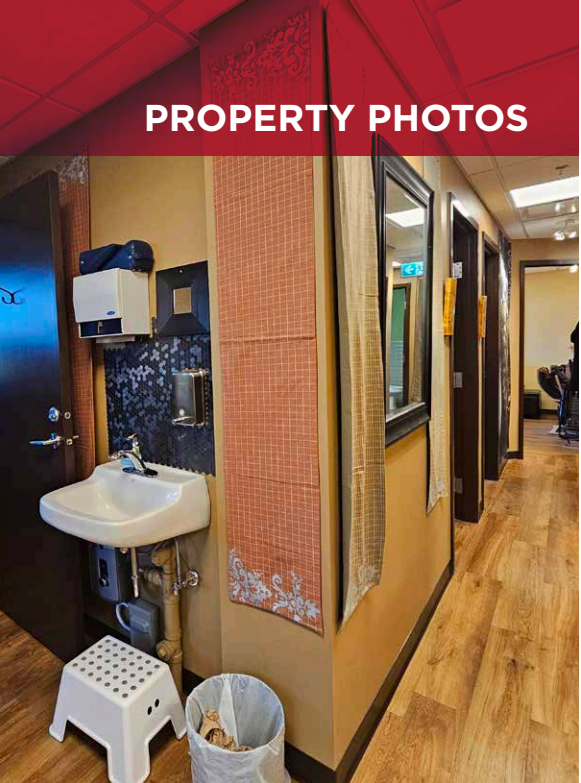
FLOOR PLAN




PROPERTY PHOTOS




PROPERTY PHOTOS



DEMOGRAPHICS




POPULATION			
	1km	3km	5km
	15,115	63,402	182,127



AVERAGE INCOME			
	1km	3km	5km
	\$94,274	\$116,763	\$116,402



HOUSEHOLDS			
	1km	3km	5km
	7,237	31,475	88,757



VEHICLES PER DAY	
33,8000 on 109 Street	9,400 oh 76 Avenue



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