

FULLY FIXTURED CLINIC SPACE

PROPERTY HIGHLIGHTS

Discover the perfect turnkey solution with our fully fixtured clinic space, ideally sized at 944 SF. This versatile space is not only suitable for medical use but also adaptable for various other uses. Enjoy the convenience of ample parking, prominent pylon and fascia signage, and a high visibility location in bustling West Edmonton. Elevate your business in a professional, ready-to-use environment.



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VIDEO

CLICK TO VIEW

WALKTHROUGH

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PROPERTY DETAILS

Municipal Address: #116, 6655 - 178 Street, Edmonton, AB

Legal Description: Plan 8521170, Block 10, Lot 5

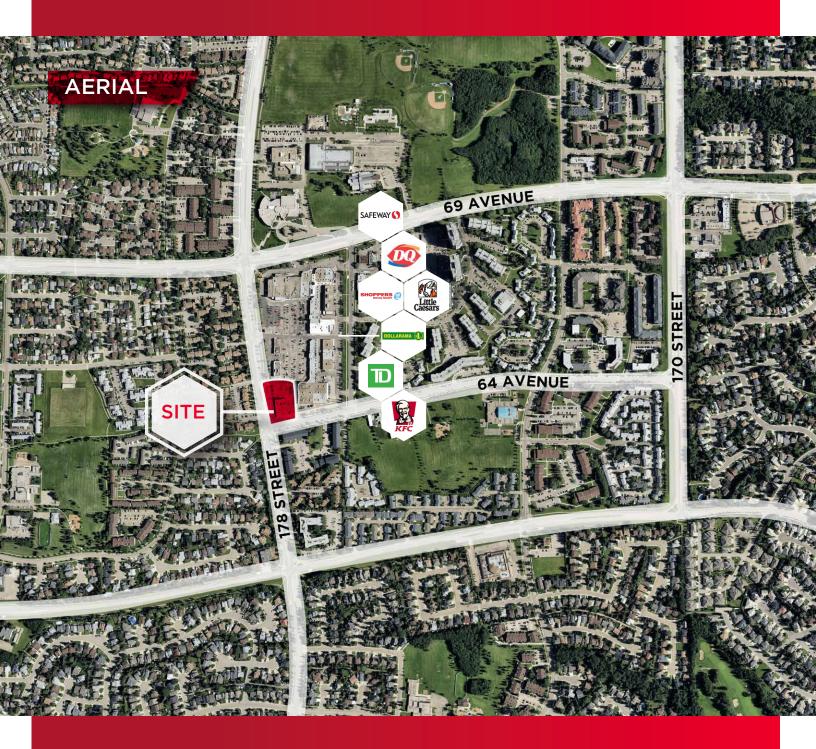
Parking: Ample

Signage: Fascia and pylon

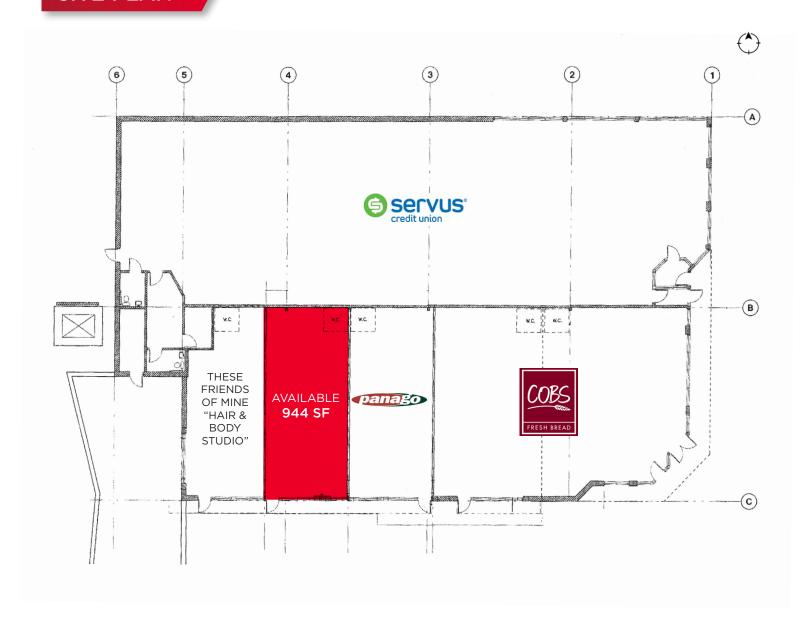
Unit Size: 944 SF

Net Rent:
Contact
Agent

Op Cost:
Zoning: (CG) - General Commercial
Neighbourhood: Callingwood South



SITE PLAN



DEMOGRAPHICS



POPULATION

1KM 14,822

3KM 69,046

5KM 164,792



HOUSEHOLD

1KM 6,117

3KM 25,278

5KM 59,028



AVERAGE INCOME

1KM \$93,284

3KM \$141,569

5KM \$149,529



VEHICLES PER DAY

13,000 on 69 Avenue 14,300 on 170 Street 12,100 on 178 Street 11,600 on Callingwood Road













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