



FOR LEASE

CALLINGWOOD CENTRE

#116, 6655 - 178 Street, Edmonton AB

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.



**CLICK TO VIEW
WALKTHROUGH
VIDEO**

CUSHMAN & WAKEFIELD
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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

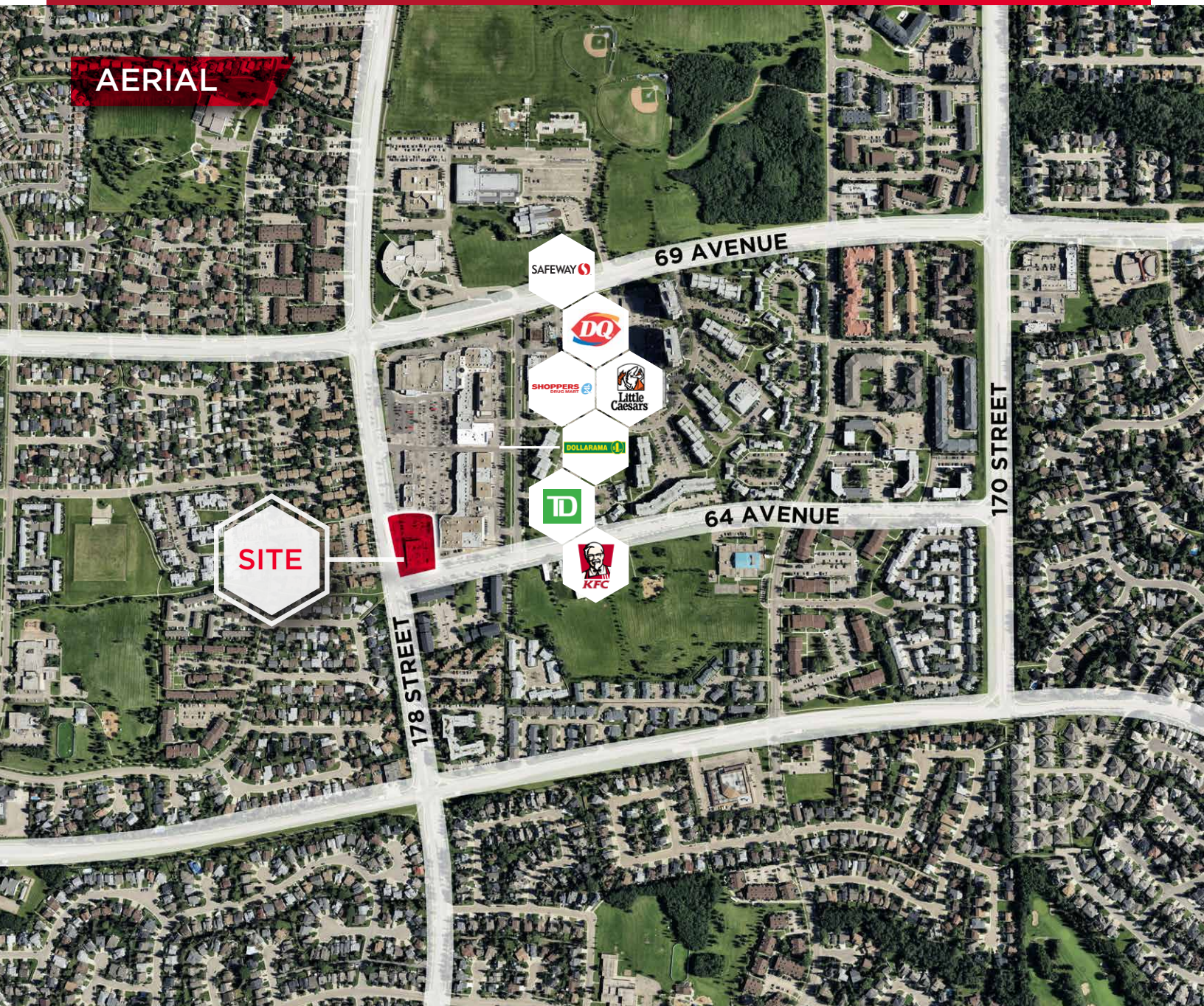
Unit Size: 944 SF

Net Rent: Contact
Agent

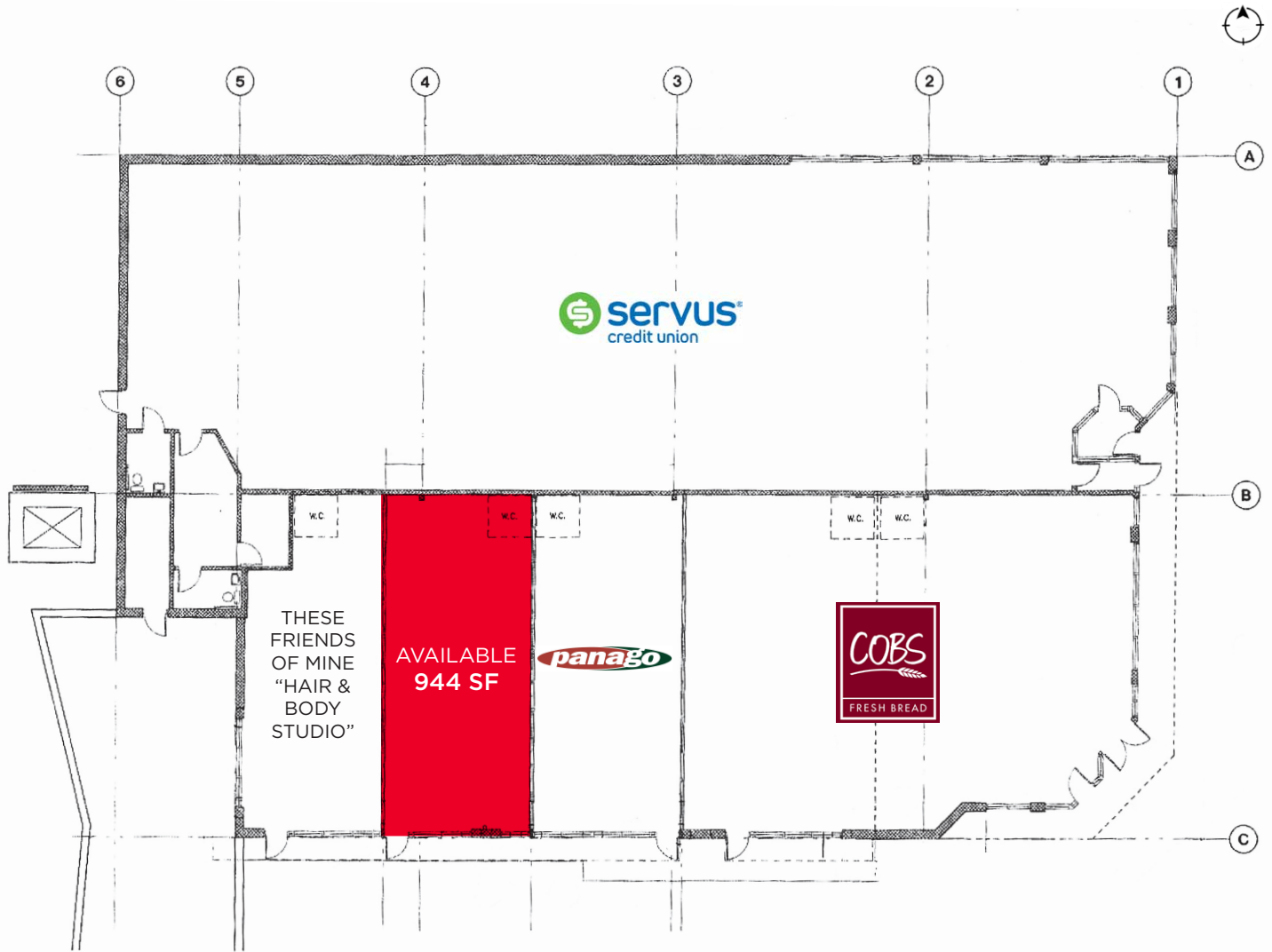
Op Cost:

Zoning: (CG) - General Commercial

Neighbourhood: Callingwood South



SITE PLAN



DEMOGRAPHICS



POPULATION

| 1KM | 3KM | 5KM |
|--------|--------|---------|
| 14,822 | 69,046 | 164,792 |



HOUSEHOLD

| 1KM | 3KM | 5KM |
|-------|--------|--------|
| 6,117 | 25,278 | 59,028 |



AVERAGE INCOME

| 1KM | 3KM | 5KM |
|----------|-----------|-----------|
| \$93,284 | \$141,569 | \$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

PROPERTY PHOTOS



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