



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

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**Legal Description:** Plan 8521170, Block 10, Lot 5

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**Parking:** Ample

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**Signage:** Fascia and pylon

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**Unit Size:** 944 SF

**Net Rent:** Contact  
Agent

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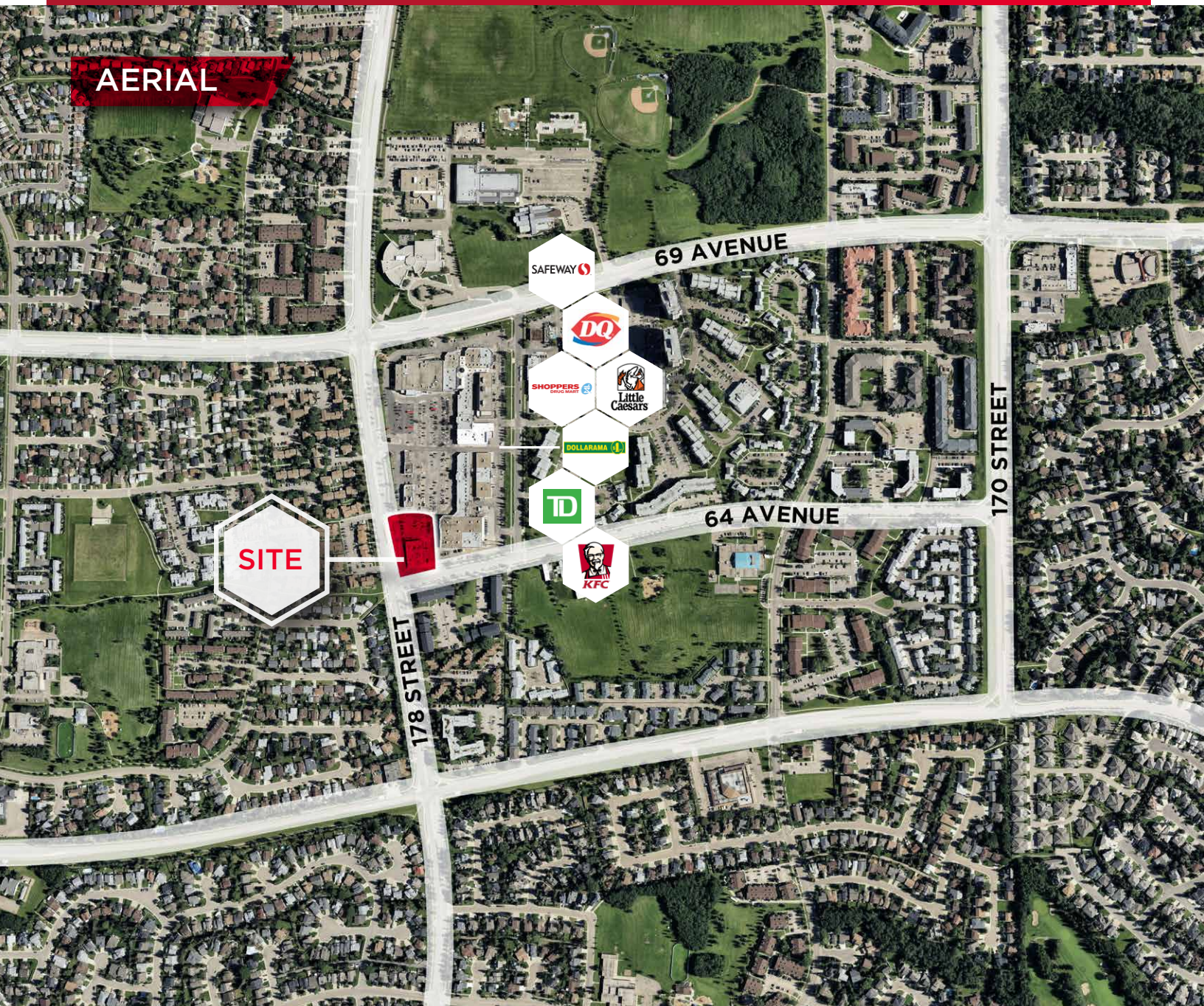
**Op Cost:** \$19.50 per SF (est. 2024)

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**Zoning:** (CG) - General Commercial

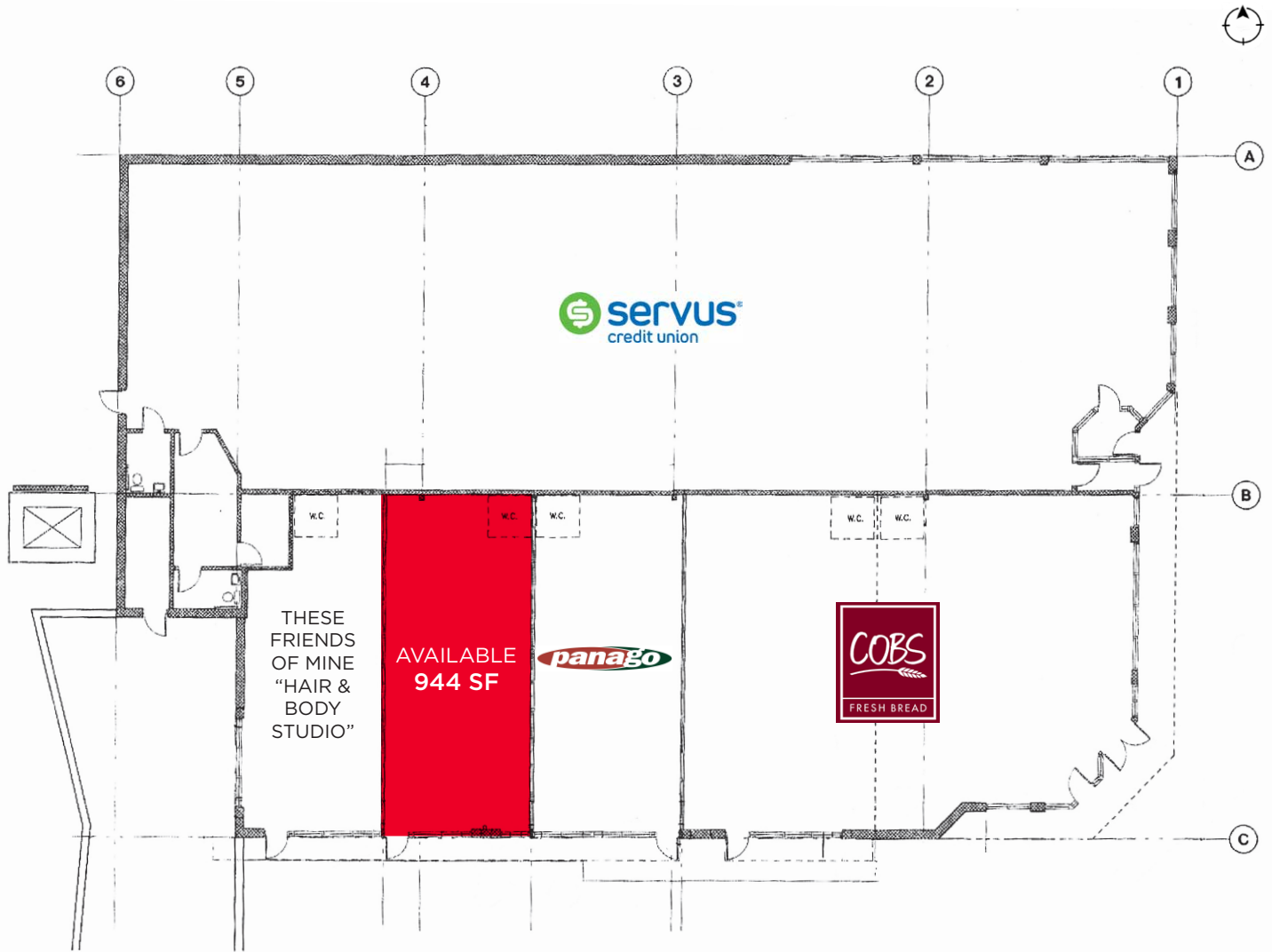
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**Neighbourhood:** Callingwood South





# 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



 **CUSHMAN & WAKEFIELD**  
Edmonton

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