

# FOR LEASE

**CUSHMAN &  
WAKEFIELD**  
Edmonton



**MOVE-IN READY CANNABIS SHOP**

**PARTIALLY FIXTURED MEDICAL SPACE**

**2,281 SF & 6,000 SF UNITS AVAILABLE**

# THE VISTEK BUILDING

10561 / 67 109 Street, **Edmonton, Alberta**

HIGH TRAFFIC RETAIL / MEDICAL SPACE FOR LEASE

**Nick Mytopher**

Associate  
587 597 5475  
nick.mytopher@cwedm.com

**Devan Ramage**

Associate  
780 420 1177  
devan.ramage@cwedm.com

**Royce Johnson**

Senior Associate  
780 862 2995  
royce.johnson@cwedm.com

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

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# PROPERTY HIGHLIGHTS

- Office/Retail building strategically located in close proximity to Grant McEwan University.
- Direct exposure to 109th street which sees over 33,000 vehicles per day!
- Former Cannabis Shop buildout includes: Large showroom, secured cannabis storage area, bathroom, staff lunch area and one office/ security room.
- On site staff and customer parking available.
- MU - Mixed Use Zoning allows for a wide variety of uses.
- Attractive Lease Rates

# PROPERTY DETAILS

**Municipal Address:** 10561 / 67 109 Street, Edmonton, Alberta

**Zoning:** MU - Mixed Use

**Suite #:** 10567 - 6,000 SF  
10561 - 2,281 SF

**Operating Costs:** \$11.04/SF (2026)

**Lease Rate:** Listing Agent

**Availability:** Immediately

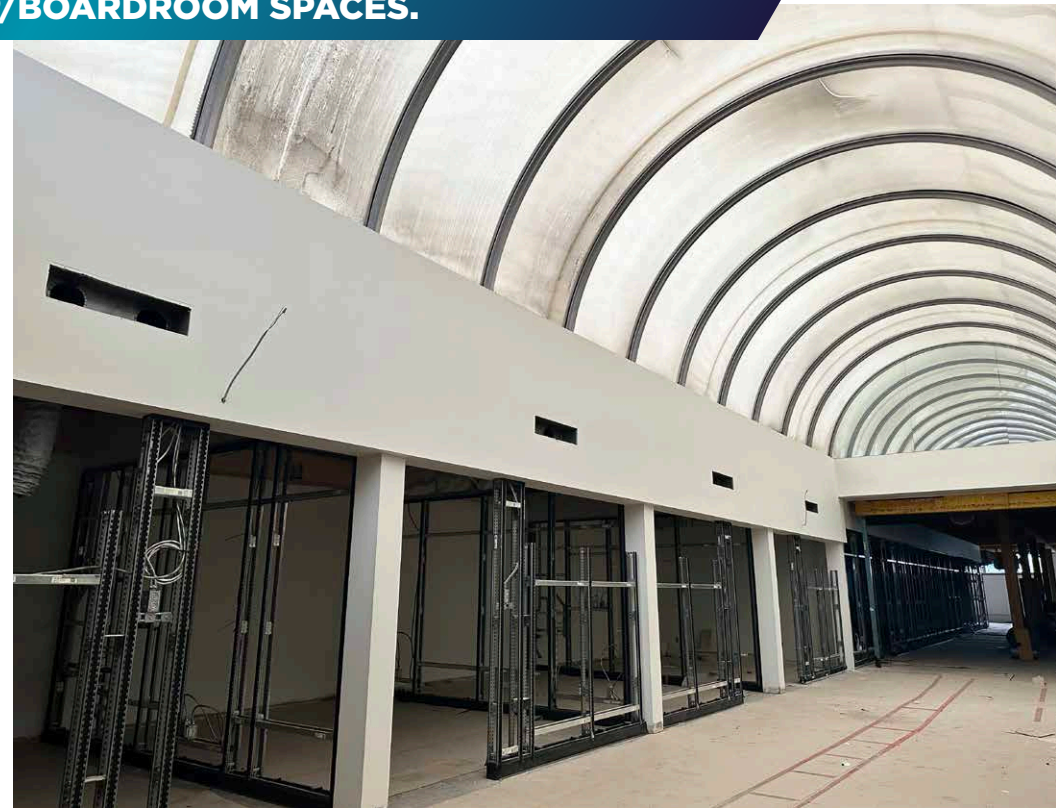
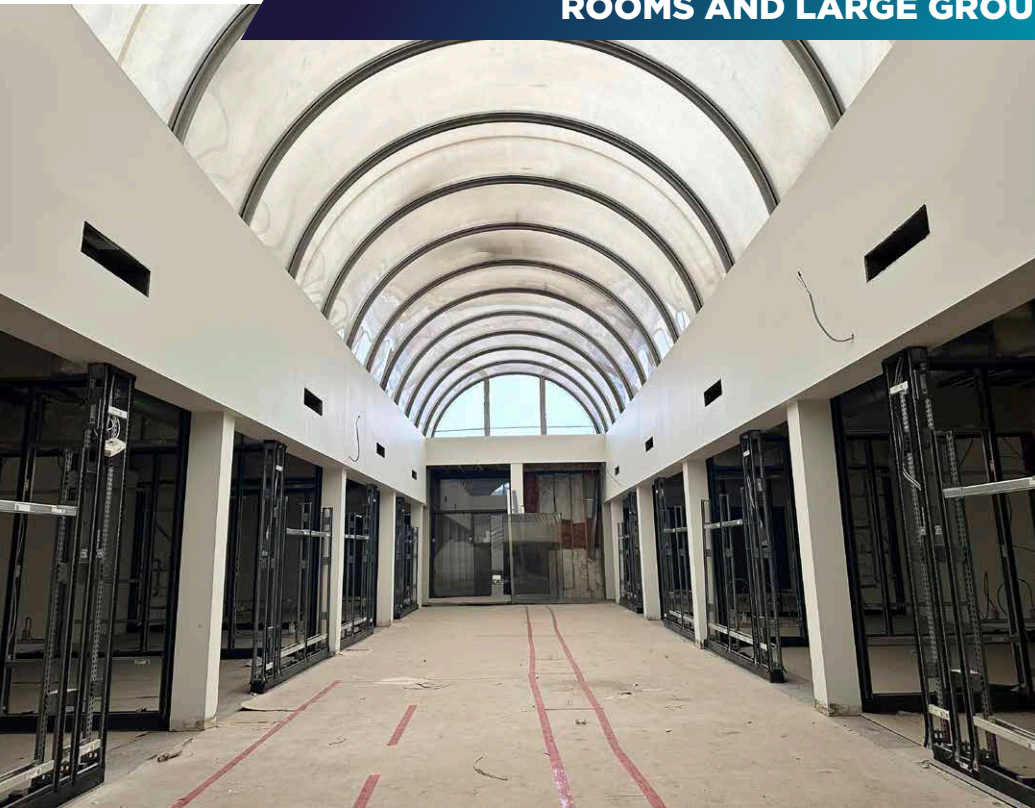
UNIT 10561 - 2,281 SF





**UNIT 10567 - 6,000 SF**

**PARTIALLY BUILT OUT MEDICAL OFFICE SPACE WITH 8 PROPOSED TREATMENT ROOMS AND LARGE GROUP/BOARDROOM SPACES.**



# DEMOGRAPHICS



## POPULATION

1km	3km	5km
21,324	101,046	219,561



## AVERAGE INCOME

1km	3km	5km
\$86,325	\$95,216	\$107,556



## HOUSEHOLDS

1km	3km	5km
12,047	54,788	107,588



## VEHICLES PER DAY

107 Ave VPD (2023): 22,038  
 109 Street VPD (2023): 33,110  
 104 Ave VPD (2023): 29,348

## AERIAL VIEW

