

# BEARSPAW PLAZA: MEDICAL SPACE

## FOR LEASE

1927 - 105 Street NW, Edmonton, Alberta

### DALE JAMES

Vice President & Associate Broker

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### HUMAIRA NAIKYAR

Senior Associate

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Each office is independently owned and operated.



# OPPORTUNITY

REMAX Commercial Excel is pleased to present a leasing opportunity in Edmonton, featuring a 1,100 SF end unit and 1,678 SF inline unit within a well-located commercial node.

The spaces offer a fully-fixture medical and dental office, saving you both build-out costs and startup time.

This location is situated in a dense neighbourhood, providing great exposure and convenience.

It is ideally located near schools, family amenities, community parks, and more. Plus, it's just minutes from major routes like 23 Avenue, Calgary Trail NW/Gateway Blvd NW, and 111 Street, ensuring easy access to the surrounding area.



## DETAILS

<b>Address</b>	1927 105 St NW, Edmonton
<b>Legal Address</b>	Lot 57, Block 9, Plan 7921953
<b>Zoning</b>	Shopping Centre Zone (CSC)
<b>Signage</b>	Above Door & Pylon
<b>Lease Rate</b>	Market
<b>Additional Rent</b>	\$14.00 PSF (2026)
<b>Utilities</b>	Separate/Direct
<b>Available Space</b>	Unit 1927-1,100 SF Unit 1933-1,678 SF
<b>Possession</b>	Immediate
<b>Year Built</b>	1987
<b>Parking</b>	Abundant Free Surface Parking

# UNITS AVAILABLE



The 1,100 sq. ft. end unit is available in a fully built-out medical office, offering a reception area, one public washroom, one staff washroom, two exam rooms, one doctor's office, a flexible exam/office space, and a staff break room.

A 1,678 sq. ft. inline unit is available in a fully built-out dental office, offering a reception area, waiting area, 4 operator rooms, X-Ray room, Lab, Sterilization Station, Office, Staff Room, and utility room.

This well-designed layout provides a functional environment for a variety of medical practices. This location is situated in a dense neighborhood, providing great exposure and convenience.





## DEMOGRAPHICS

Situated in the heart of the Keheewin neighbourhood, this location benefits from convenient access to major routes including 23 Avenue, 111 Street, 17 Avenue, and Gateway Boulevard.

Nestled in an established area, it is directly across from Keheewin Elementary School and just minutes from Century Park LRT, offering excellent connectivity and visibility.

## POPULATION

2,770 | Keheewin Area

## TRAFFIC

3,502 | Volume Per Day

## AVERAGE INCOME

Individual: \$50.8k | Family: \$115.2k

## HOUSING

Owner: 82.1% | Renter: 17.9%

# MORE INFORMATION

**REMAX**  
COMMERCIAL  
Excel

## ON-SITE PARKING

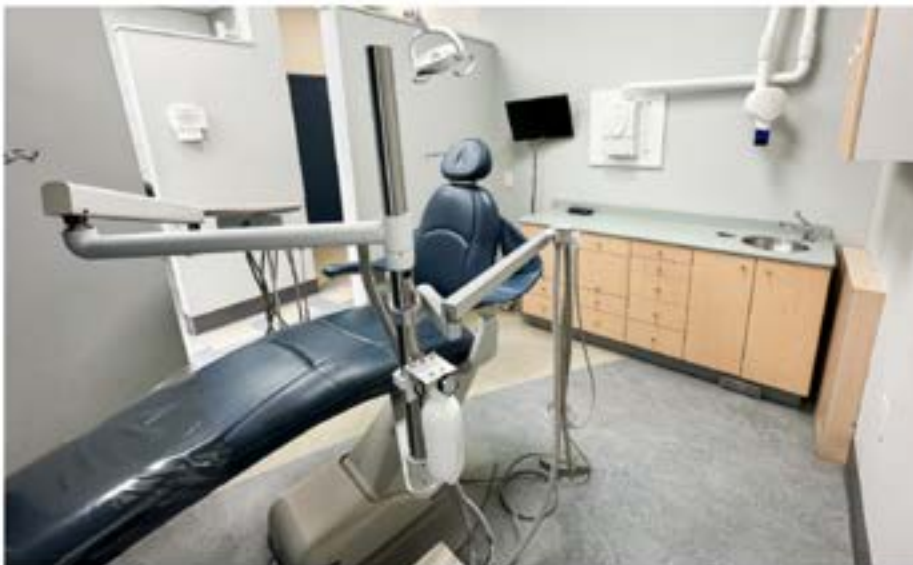
For guests and customers.

## CENTRAL LOCATION

Near LRT and mature neighbourhoods.

## GREAT INVESTMENT

Move-in ready.





# CONTACT

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