

FOR SUBLEASE

TURN-KEY MEDICAL/DENTAL CLINIC

NAICommercial



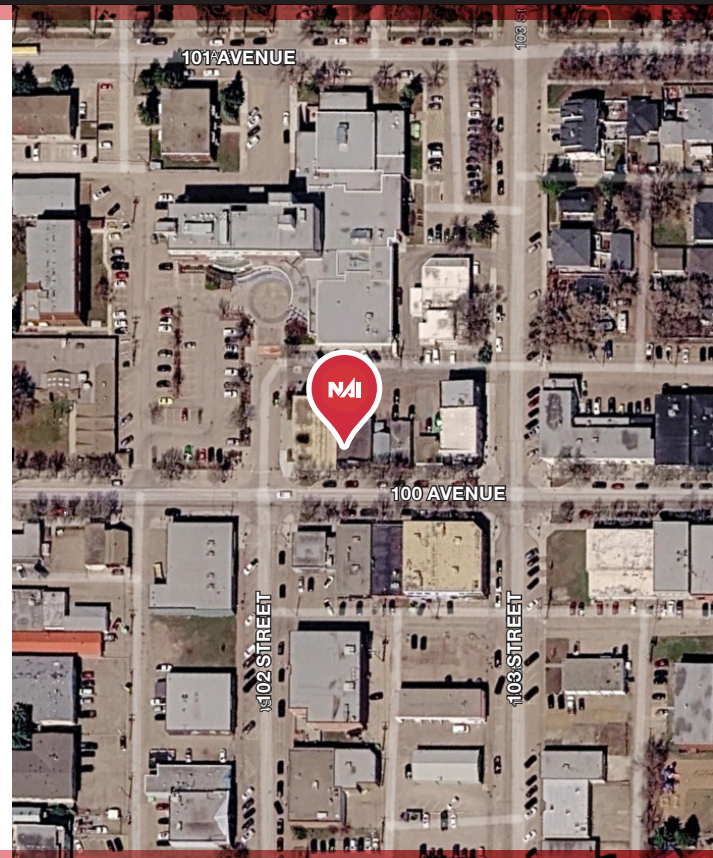
10204A - 100 AVENUE | FORT SASKATCHEWAN, AB | UPGRADED STREET-FRONT CLINIC

PROPERTY DESCRIPTION

- Turn-key medical/dental clinic space
- Modern reception and waiting area
- Fully improved treatment/exam rooms
- Built-in cabinetry, countertops and sinks
- Bright storefront with large windows and strong natural light
- Contemporary, professional interior finishes
- Prominent exterior fascia signage opportunity
- Ideal for denturist, dental, medical, cosmetic, wellness or other professional health users
- Opportunity to substantially reduce the cost and time associated with a new medical build-out

CONOR CLARKE

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NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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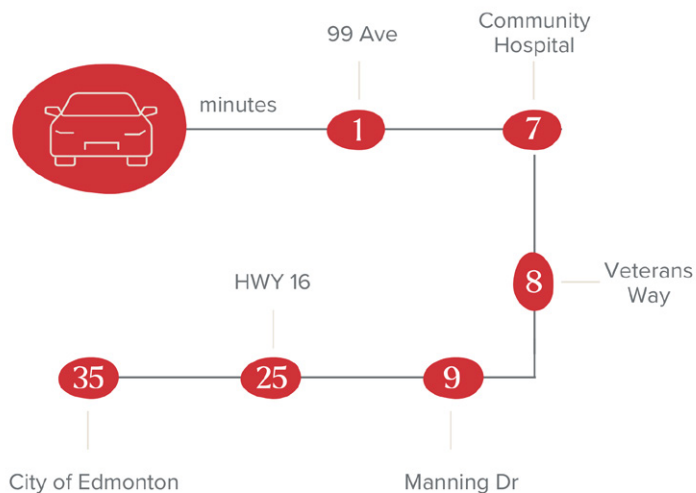
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ADDITIONAL INFORMATION

AREA AVAILABLE	750 sq.ft.±
LEGAL DESCRIPTION	Plan O, Block 6, Lot 8
ZONING	CC-D (Core Commercial-Downtown)
YEAR BUILT	1966
PARKING	2 stalls at rear; Street parking
AVAILABLE	Immediately
LEASE TERM	5 years

GROSS LEASE RATE \$2,200/month (2026) Includes base rent, operating costs, property taxes, insurance, utilities (gas, water and power), snow removal, landscaping, and management fees.

Drive Times



22,061
POPULATION
(2026 - 5KMS)



9,243
EMPLOYEES
(DAYTIME - 5KMS)



705
BUSINESSES
(DAYTIME - 5KMS)



\$129,651
AVG HOUSEHOLD
SPENDING (5KM)



5,118
POPULATION
UNDER 19 YEARS



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