

For Lease



PureCare PHARMACY

VAPE PULSE

## 2ND FLOOR MEDICAL OFFICE

11518 Jasper Ave  
EDMONTON, ALBERTA



### HIGHLIGHTS

- Reception area, 4 exam rooms, 2 offices (with private bathroom), and kitchenette
- Free no-hassle parking at the front and rear (reserved stalls available for staff and patients)
- Close proximity to major residential areas such as Glenora, Oliver, Queen Mary Park, and Westmount
- Elevator Available

### PROPERTY DESCRIPTION

<b>Base Rent:</b>	\$15.00/sq.ft/annum
<b>Op Costs:</b>	\$10.00/sq.ft/annum (2024 est.) includes common area maintenance, property taxes, building insurance, and management fees
<b>Zoning:</b>	Site Specific Development Control Provision (DC2 (1133))
<b>Area:</b>	2,000 sq.ft
<b>Parking:</b>	Paved, free street parking

**HEAD OFFICE**  
Suite 300, 1324 - 11 Avenue SW  
Calgary, Alberta T3C 0M6  
Toll Free 1.800.750.6766  
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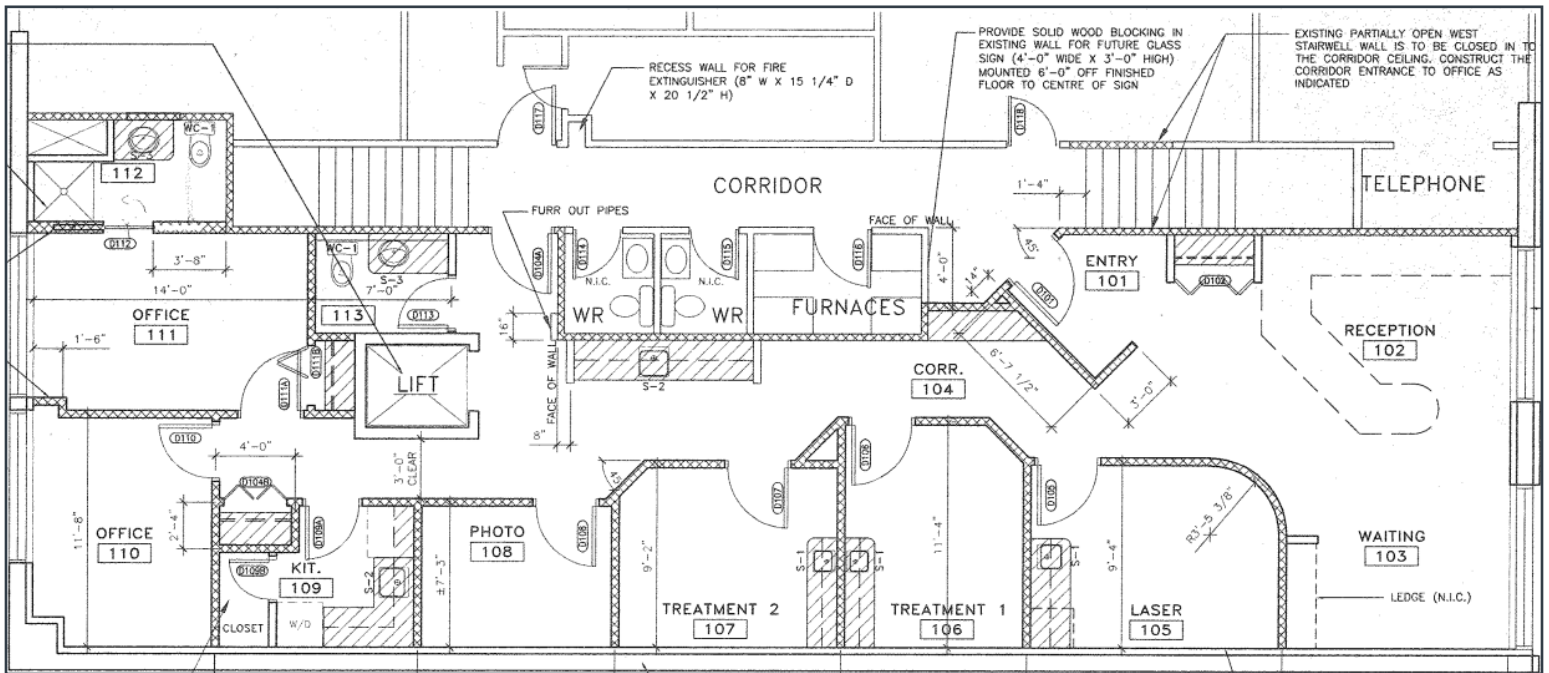
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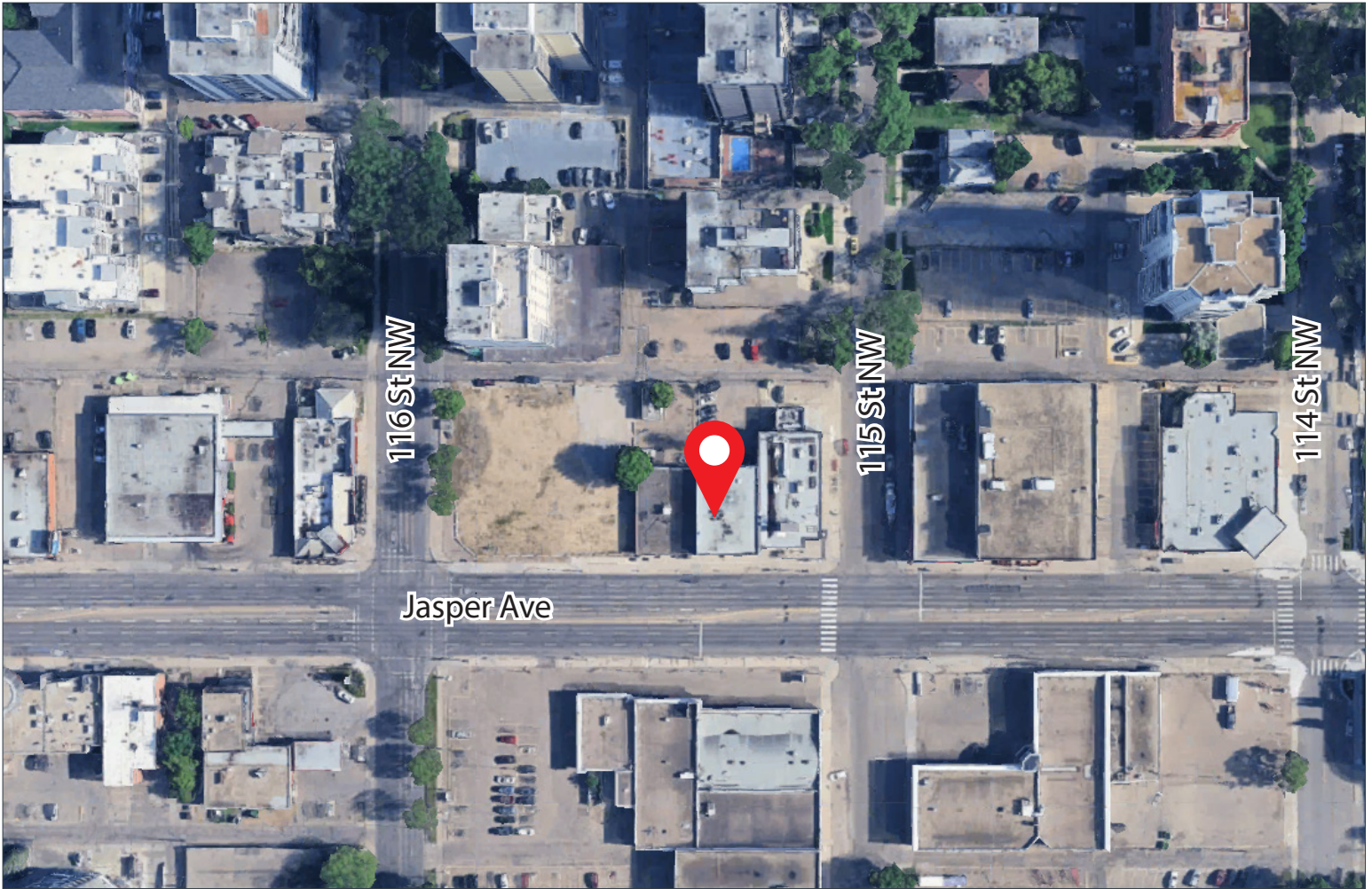
# PHOTOS AND FLOORPLAN

11518 Jasper Ave, Edmonton, Alberta



# LOCATION

11518 Jasper Ave, Edmonton, Alberta



## CHOOSE YOUR AVENUE

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