

FOR LEASE

RUTHERFORD GATE

11444 - 17 AVENUE SW | EDMONTON, ALBERTA



**± 980 SF
AVAILABLE
IMMEDIATELY**



PROPERTY HIGHLIGHTS

- Discover a high-end, turnkey healthcare facility that perfectly suits your needs. This exceptional space features a welcoming reception area, four exam rooms, a modern washroom and staff room, and a convenient laundry room.
- Formerly an aesthetic clinic, this rare opportunity allows you to lease a small, main floor space with ample free surface parking on-site. Located in the heart of a high-density residential neighborhood in Rutherford, you'll be close to major roadways and highways, ensuring easy access for both you and your patients.
- Rutherford is a vibrant, family-friendly neighborhood in the southwest of Edmonton, Alberta. Known for its beautiful parks, top-rated schools, and a variety of shopping and dining options, Rutherford offers a welcoming community atmosphere. Its proximity to major roadways like Anthony Henday Drive and Calgary Trail makes commuting convenient and efficient.
- Enjoy peace of mind with a professionally managed property, allowing you to focus on what matters most—providing excellent healthcare services.

JEWELL HANSEN, Vice President
Healthcare, Office/Retail Sales & Leasing
RE/MAX Commercial Capital
780 919 7672 jewell@crealberta.ca



FOR LEASE | MEDICAL/HEALTHCARE IN RUTHERFORD GATE



**IDEAL FOR
MEDICAL/
HEALTHCARE**

PROPERTY DETAILS

DEVELOPMENT NAME

Rutherford Gate Professional Centre

MUNICIPAL

11444 - 17 Avenue SW Edmonton, Alberta

LEGAL

Plan 1221499 Blk 9 Lot 98

SPACE TYPE

Medical/Healthcare Building

BUILDING SIZE

± 13,196 SF

SITE AREA

± 1.09 Acres

AVAILABLE SPACE

± 980 SF

PARKING

Unassigned surface stalls at front of space.
Assigned surface stall at rear of space.

YEAR BUILT

2013

ZONING

CN - [Neighbourhood Commercial Zone](#)

LEASE DETAILS

BASE RENT

Market

ADDITIONAL RENT

\$14.80 PSF

Additional rent includes the 2024 estimate of the proportionate share of operating costs, property taxes and building insurance. Utilities (power, water, gas) are the Tenant's responsibility.

LEASE TERM

Negotiable

POSSESSION

Immediate/Negotiable

PYLON SIGNAGE

Available at Market Rate



**HIGH-END
TURNKEY
LOCATION**

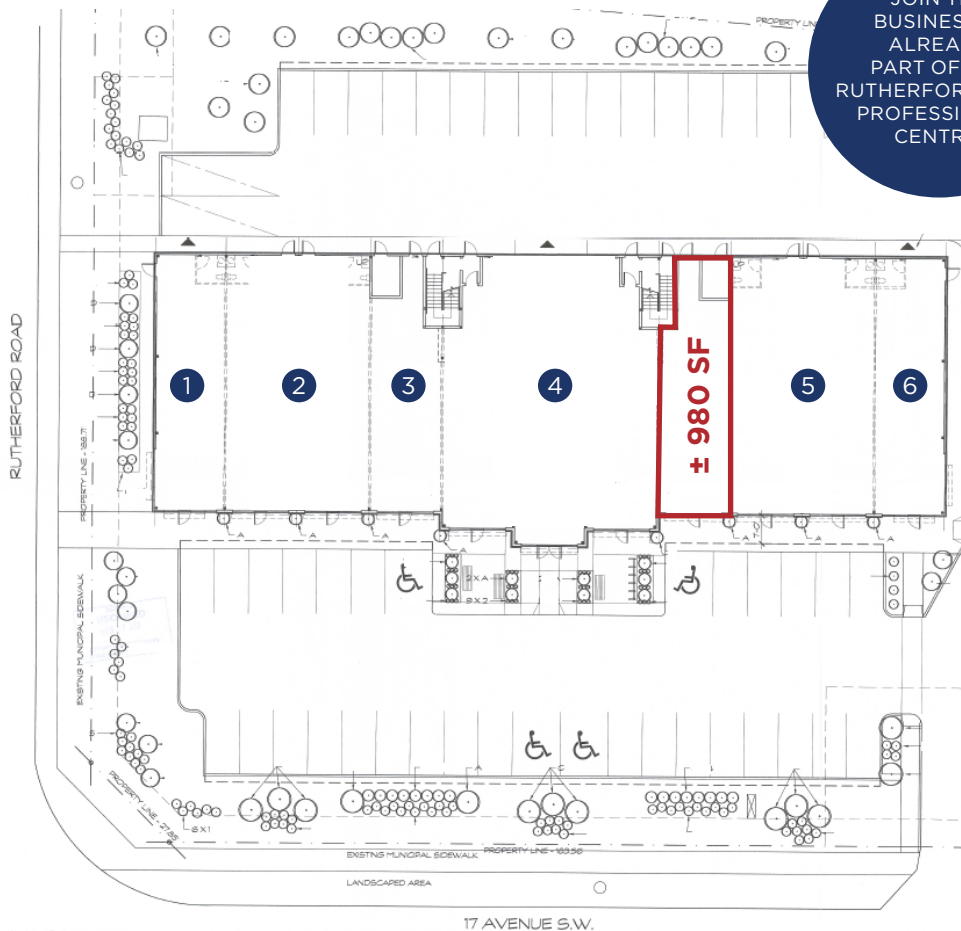
FOR LEASE | MEDICAL/HEALTHCARE IN RUTHERFORD GATE

IDEAL TENANTS

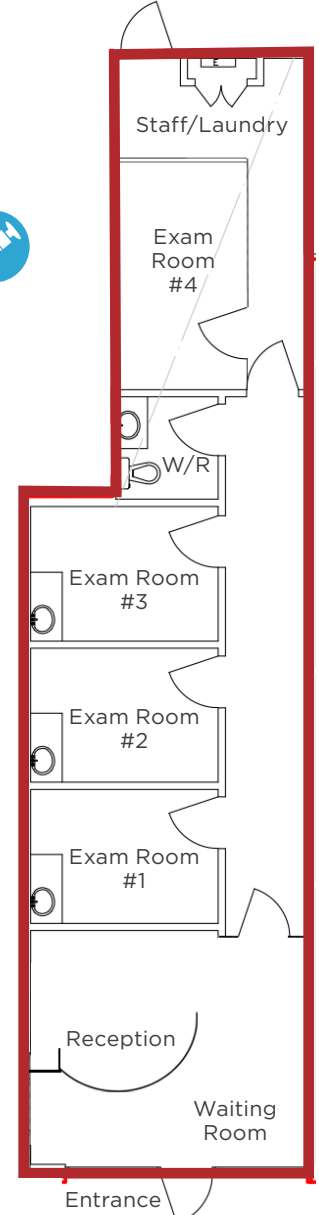
- Holistic/Naturopathic Wellness Clinic
- Psychologist/Psychiatrist
- Audiologist
- Denturist
- Infusion Clinic
- Dermatologist/Other Medical
- Aesthetic Skin Care Clinic
- Chiropractor
- Other Health Services Disciplines



SITE PLAN



JOIN THE BUSINESSES ALREADY PART OF THE RUTHERFORD GATE PROFESSIONAL CENTRE!



- 1 Rutherford Physical Therapy Clinic
- 2 Rutherford Veterinary Clinic
- 3 Rutherford Pharmacy
- 4 Rutherford Medical Clinic
- 5 Spearmint Dental
- 6 Oasis Eye Care

FOR LEASE | MEDICAL/HEALTHCARE IN RUTHERFORD GATE



WAITING ROOM



RECEPTION AREA



EXAM ROOMS 1, 2 & 3



EXAM ROOM 4

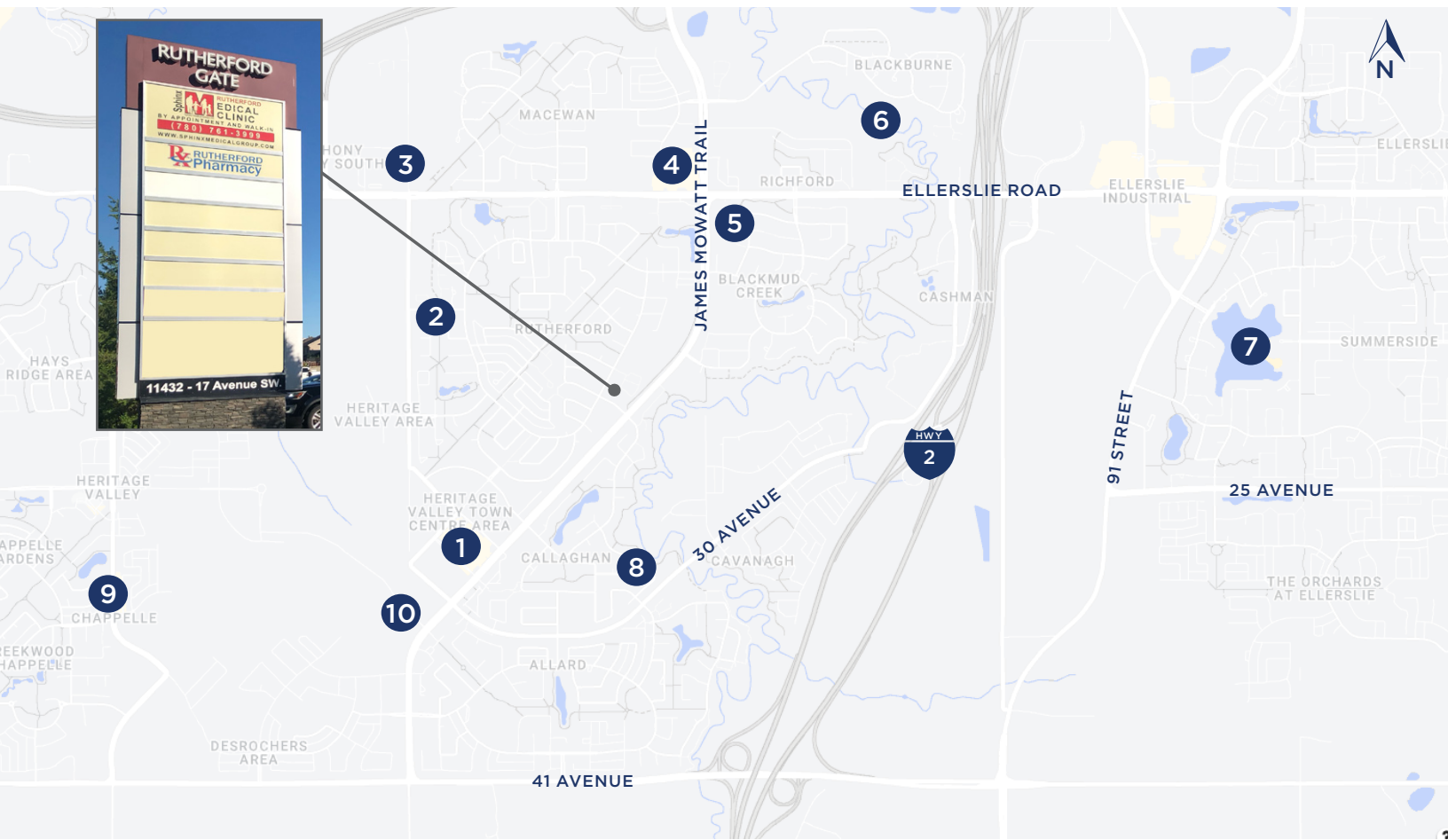


STAFF ROOM/LAUNDRY



WASHROOM

FOR LEASE | MEDICAL/HEALTHCARE IN RUTHERFORD GATE



NEIGHBOURHOOD POPULATION
(5 KM | 2023)

118,542



5-YEAR GROWTH FORECAST
(5 KM | 2023)

4.0%



AVERAGE HOUSEHOLD INCOME
(5 KM | 2023)

\$136,309



TRAFFIC COUNTS
17TH STREET & RUTHERFORD
(2018)

3,100

JAMES MOWATT TRAIL & CALLAGHAN DRIVE
(2018)

16,100



DRIVE TIMES

Highway 2	5 Minutes
Anthony Henday Drive	10 Minutes
Whitemud Drive	15 Minutes
Edmonton Int'l Airport	20 Minutes
Downtown Edmonton	25 Minutes

NEARBY AMENITIES & ATTRACTIONS

- | | |
|---------------------------------|------------------------------|
| 1. Superstore | 6. Blackburn Creek Park |
| 2. Johnny Bright School | 7. Summerside Area |
| 3. Heritage Valley Park n' Ride | 8. Cavanagh Area |
| 4. Ellerslie Corner | 9. Chappelle Area |
| 5. Southbrook Centre | 10. Dr. Anne Anderson School |

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Tenant.