

FOR LEASE

±4,105 Sq. Ft.

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



2835 Mill Woods Road, Edmonton, AB

MEDICAL CLINIC IN KAMEYOSEK

Property Highlights

- Eight offices plus eight examination rooms
- Multiple washrooms
- Welcoming reception and spacious waiting area
- Ample on-site parking
- Adjacent to Covenant Health's head office
- Steps from the Lakewood Transit Centre
- Professionally managed building



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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Demographics within 5KM



POPULATION
167,534




HOUSEHOLDS
58,445




MEDIAN AGE
37



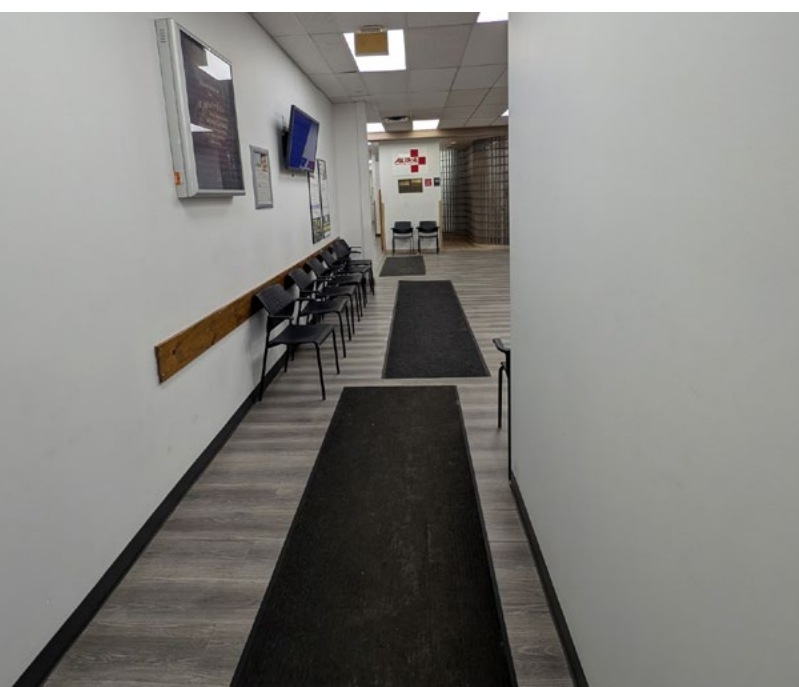
AVG HH INCOME
\$105,309



TOTAL CONSUMER SPENDING
\$4.3B



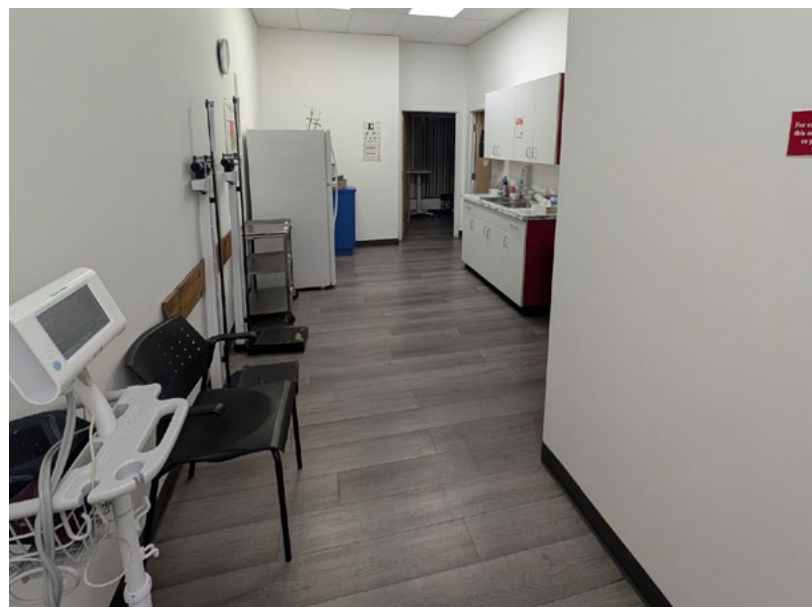
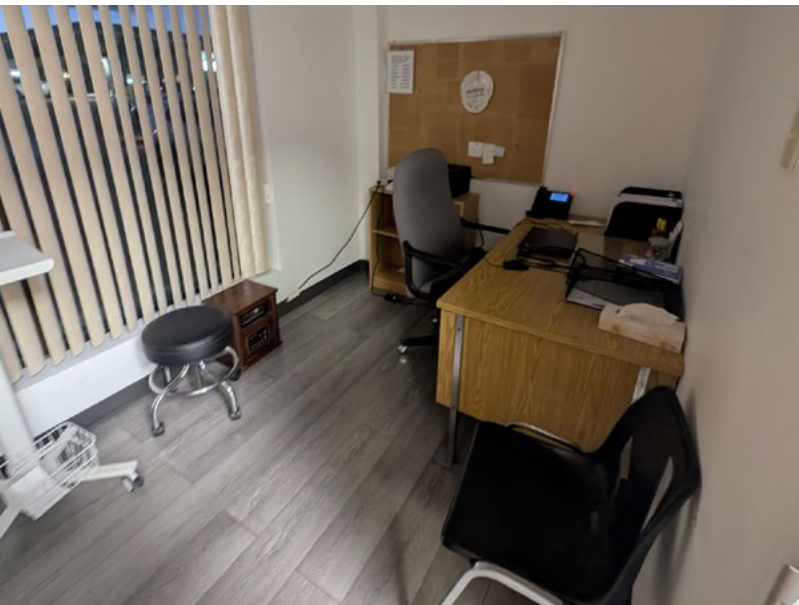
TRAFFIC VOLUME
16,700
MILL WOODS RD



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Property Information

Municipal Address: 2835 Mill Woods Road NW, Edmonton, AB

Legal Address: Plan 3385TR Block 7 Lot 5

Size: 4,105 Sq. Ft. (+/-)

Zoning: MU (Mixed-Use)

Parking: Scramble parking

Possession: March 2026

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Lease Rate: \$29.00/Sq. Ft.

Op Costs: \$15.00/Sq. Ft.

Contact

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