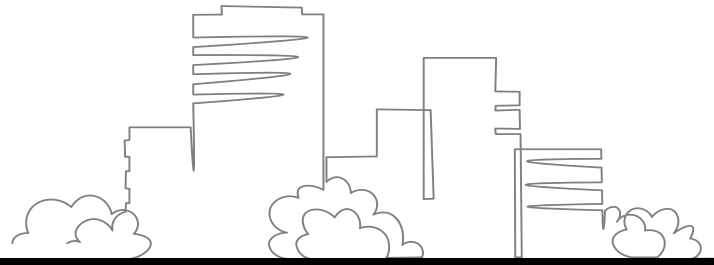


ELITE CENTRE WHITEMUD CROSSING

WHITEMUD DRIVE & 106 STREET | EDMONTON, AB



WELLNESS | PERSONAL SERVICES | RETAIL | OFFICE FOR LEASE

- Elite Centre Whitemud Crossing is situated in South-Central Edmonton and offers a synergistic tenant-mix that includes the Edmonton Public Library, Canadian Blood Services, The Medicine Shoppe, a Physiotherapy Clinic, Whitemud Dental, Easy Rider, The Spot Kitchen & Bar and numerous other businesses.
- Three small bays available with immediate occupancy, complemented by generous on-site surface parking for customer convenience.
- Exceptional exposure and signage opportunities fronting Whitemud Drive at 106 street, providing excellent visibility.
- Surrounded by established neighbourhoods and major amenities, including Southgate Centre, grocery stores, schools and community services - the centre benefits from a strong local customer base and repeat visitation.

Jewell Hansen, VP
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HCR | HUGHES
COMMERCIAL
REALTY GROUP

www.hcrgroup.ca



Details

MUNICIPAL
4211 - 106 Street | Edmonton, Alberta

LEASE SPACE SIZE
± 895 SF, ± 1,098 SF and ± 1,182 SF

SITE AREA
± 8.26 Acres

PARKING
± 597 paved surface stalls

ZONING
CG - General Commercial ⓘ

Financials

BASE RENT
Market

ADDITIONAL RENT
\$20.27 PSF
Additional rent includes the 2025 estimate of the proportionate share of property taxes, property management fee and common area expenses.

UTILITIES
Power is separately metered and the Tenant's responsibility. Tenant's proportionate share of water and gas are included in the operating costs.

PYLON SIGNAGE
Available at Market Rent



Be part of a powerful lineup of local and national retailers at Whitemud Crossing including:

- Edmonton Public Library
- Medicine Shoppe
- Canadian Blood Services
- Whitemud Dental
- Fabutan
- D'arcys Meat Market
- The Varsity
- The Spot Kitchen & Bar
- Flames Barber Shop



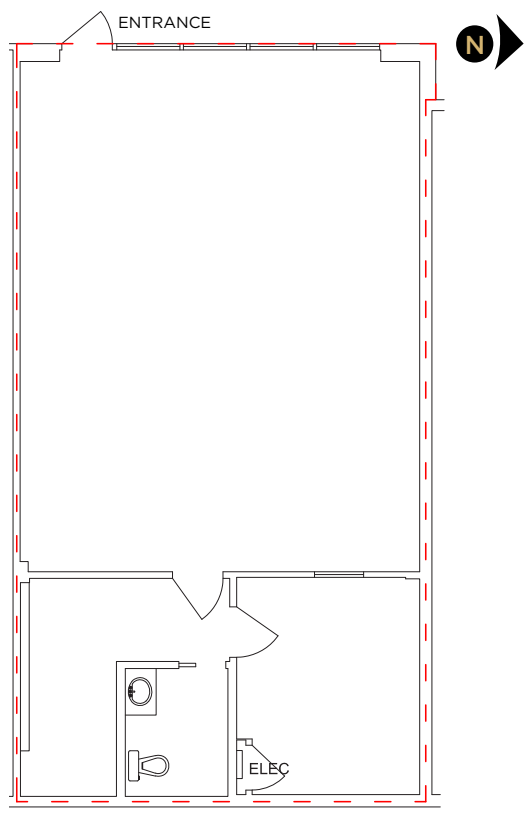
Ideal Tenants

- Ladies' Hair Salon
- Nail Salon/Lash & Brow
- Medi-Spa
- Aesthetics
- Coffee Shop/Cafe
- Juice/Smoothie/Bubble Tea
- Quick Service Restaurant
- Vitamin/Supplements
- Insurance
- Accountants
- Financial Services
- Fitness Studio
- Optical/Podiatry/Audiology
- Holistic Services
- Convenience Store
- Tutoring/Learning Centres

Building B

IDEAL FOR BAKERY/FOOD USE

UNIT #	SIZE	AVAILABLE
B144	1,098 SF	Immediate



Unit Features

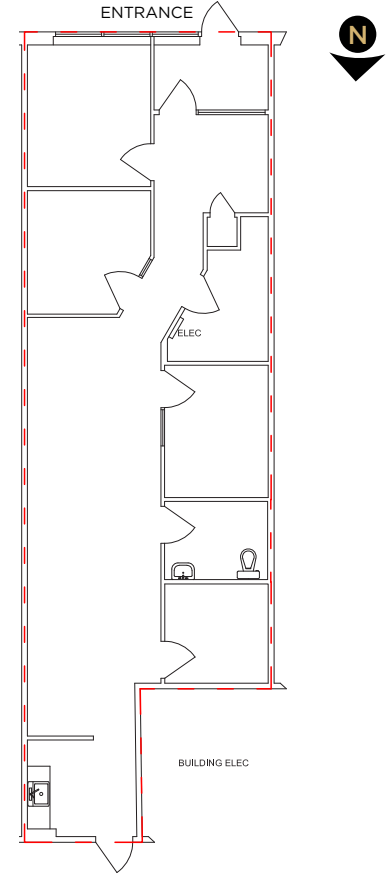
- Previously operated as a bakery, making this space well suited for a coffee shop, cafe or bakery concept. Existing chattels and equipment may be available by negotiation.



Building D

IDEAL FOR RETAIL/OFFICE USE

UNIT #	SIZE	AVAILABLE
D106	1,182 SF	Immediate



Unit Features

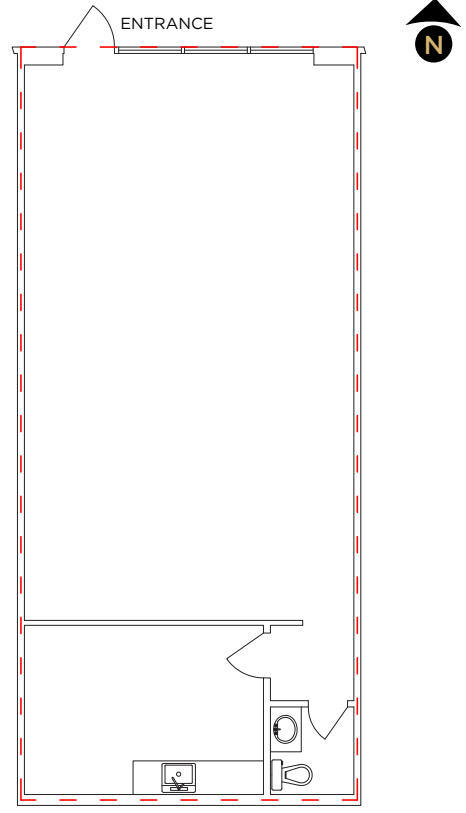
- Offers a functional office/healthcare layout featuring a front vestibule, build-out offices, open work area, millwork with sink and an accessible washroom. Well suited for medical, professional or wellness uses.



Building E

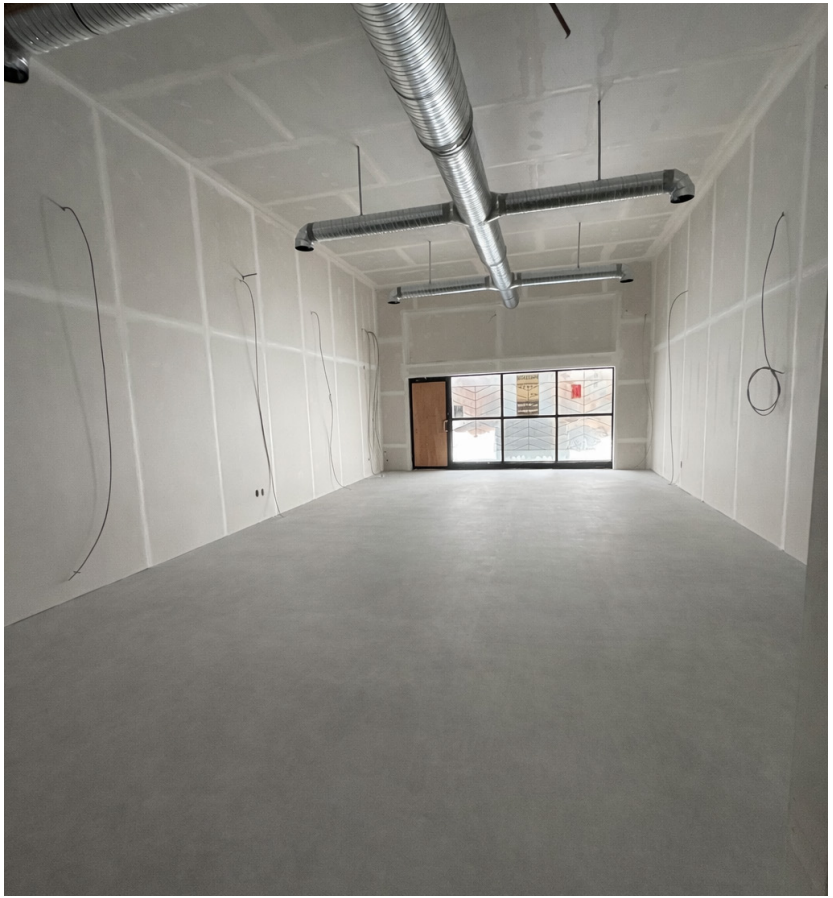
IDEAL FOR RETAIL/OFFICE USE

UNIT #	SIZE	AVAILABLE
E180	895 SF	Immediate



Unit Features

- Features large front windows and an open shell layout, providing excellent natural light and a flexible space ready for tenant fixturing and improvements.



SITE PLAN



Leased!

Transactions Completed By Jewell Hansen

- Canadian Blood Services
- Flames Barber Shop
- Electronics Planet
- Therapointe Physiotherapy
- Empowering Growth Psychology
- Magical Minds Daycare & OSC

BUSINESSES AT WHITEMUD CROSSING

A149	Thai Valley Grill	C130/C132	Canadian Blood Services	E176	D'arcy's Meat Market
A150	Pho Anh	D101	Whitemud Dental	E177	Fabutan
A151	Yan's Family Restaurant	D103	Whitemud Dental	E178	Whitemud Liquor
A153	Easy Rider	D105	Whitemud Tailors	E180	895 SF AVAILABLE
B140	Alberta Film Classification	D106	1,182 SF AVAILABLE	E181	Shell Shock
B141	Whitemud Chiropractor	D107	Electronics Planet	E182	Hungry Birds
B142	Empowering Growth Psych	D108	Valtone Cleaners	E183	Pizza 106
B144	1,098 SF AVAILABLE	D109	Whitemud Animal	E184/186	Therapointe Physiotherapy
B145	Edmonton Public Library	D110	Whitemud Animal	H230	The Varsity Restaurant
C125	Canadian Blood Services	E171	Magical Minds Daycare/OSC	J160	Restaurant
C127	Medical Clinic	E173	Sleep Medix		
C128	Medicine Shoppe	E174	Flames Barber Shop		



NEIGHBOURHOOD POPULATION
 (5 KM | 2023) **158,466**



5-YEAR GROWTH FORECAST
 (5 KM | 2023) **2.8%**



AVERAGE HOUSEHOLD INCOME
 (5 KM | 2023) **\$112,231**



TRAFFIC COUNTS
 106 STREET & 42 AVENUE EAST
 (2022) **10,200**

WHITEMUD DRIVE & 106 STREET W (2022) **87,000**



DRIVE TIMES

Whitemud Drive	1 Minute
Anthony Henday	6 Minutes
Downtown Edmonton	14 Minutes
Edmonton Int'l Airport	18 Minutes

NEARBY AMENITIES

- | | |
|------------------------------|----------------------------|
| 1. Southgate Centre | 7. Grey Nuns Hospital |
| 2. Delta/Radisson Hotels | 8. Costco |
| 3. Labatt Breweries | 9. Superstore |
| 4. Sawridge Inn | 10. IKEA |
| 5. Bountiful Farmers' Market | 11. Walmart |
| 6. Millwoods Town Centre | 12. Currents of Windermere |

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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.