



FOR LEASE
MEDICAL OFFICE

HUNTINGTON GALLERIA

4636 Calgary Trail, Edmonton, AB

Property Description

Two units are available or lease in Huntington Galleria, a vibrant retail and professional centre on Calgary Trail, seeing over 79,600 VPD. Large windows, exceptional building signage and ample paved parking characterize the building. The second floor has common washrooms and is accessed via elevator or stairwell. Reserved parking is available.

Main floor unit is built out as a medical clinic with 4 exam rooms, 1 procedure room, a nurses' station, a sterilization room, a reception area, a kitchenette, and public and staff washrooms.

The second-floor unit is built out as a medical office and consultation space, with private offices and storage.

MARKET PER SQFT

\$14.89 (+/-)
1ST FLOOR OP COSTS

\$16.32 (+/-)
2ND FLOOR OP COSTS

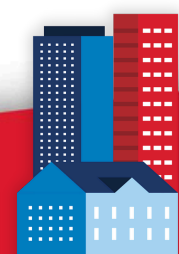
Alexandria Wiemer

Senior Associate | New Development Sales & Leasing
alex@commercialyeg.ca
587.635.4203



#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, 2021, 2023 Production Award
201, 5607 - 199 Street, Edmonton, AB T6M 0M8 | commercialyeg.ca

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 should be independently verified by the Purchaser/Tenant. *based on commercial commissions 2017, 2018, 2019, 2021 & 2023. Details in the brochure and video tour may be outdated since creation; they should be confirmed with the Listing Agent. Numbers may be rounded.

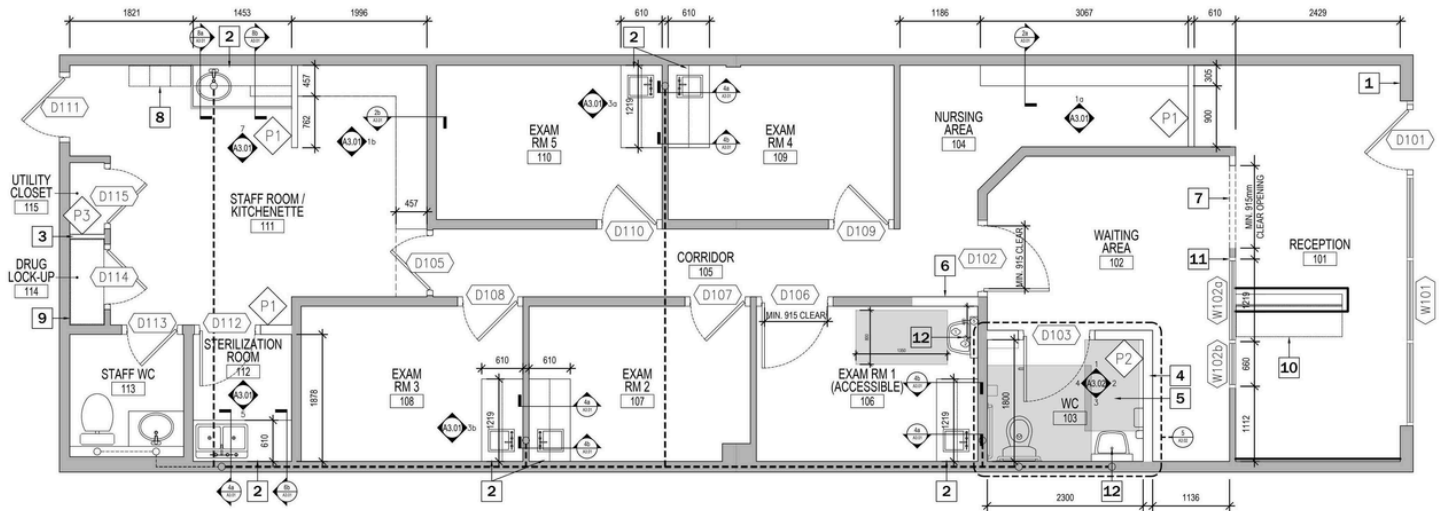


MAIN FLOOR

1,284 SF

Market Rate

Available Dec.1/24



1 CONSTRUCTION PLAN
A1.02 1:30

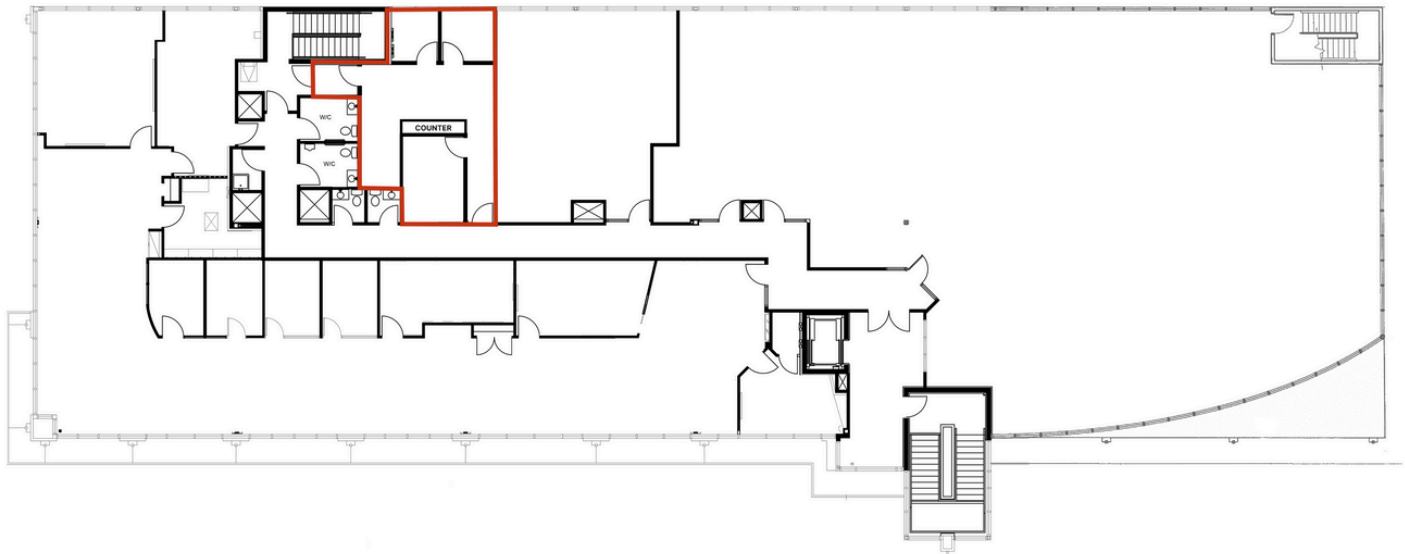


SECOND FLOOR

688 SF

Market Rate

Available Dec.1/24





Alexandria Wiemer

Senior Associate | New Development Sales & Leasing

alex@commercialyeg.ca

587.635.4203



#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, 2021, 2023 Production Award

201, 5607 - 199 Street, Edmonton, AB T6M 0M8 | commercialyeg.ca

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 should be independently verified by the Purchaser/Tenant. *based on commercial commissions 2017, 2018, 2019, 2021 & 2023. Details in the brochure and video tour may be outdated since creation; they should be confirmed with the Listing Agent. Numbers may be rounded.

