

## WESTGROVE PROFESSIONAL BUILDING

14213 103 Avenue NW, Edmonton, AB

# RETAIL FOR LEASE

MAIN FLOOR COMMERCIAL

Fixtured Café Space Available



- Tenanted by a mix of Professional Uses driving consistent daytime traffic to site, complemented by a strong local residential base of 29,348 people within a 2-kilometer radius
- Situated in the highly sought-after and established Glenora community, the area boasts an impressive average household income of \$135,000 annually
- The site benefits from convenient pedestrian access and proximity to the LRT, with easy connections from both 142 Street and Stony Plain Road, offering seamless transit options
- The area is experiencing substantial development, with two planned residential towers set to introduce over 400 new residential units, further driving demand and increasing local activity

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## PROPERTY FEATURES

<b>Vacancy</b>	1,248 SF
<b>Available</b>	August 1, 2025
<b>Address</b>	14213 103 Avenue NW, Edmonton, AB
<b>Legal</b>	Plan 7921350, Block D, Lot A
<b>Zoning</b>	<a href="#">Mixed Use (MU h16 f3.5 cf)</a>
<b>Basic Rent</b>	Negotiable
<b>Op. Costs</b>	\$16.45 PSF (includes utilities)
<b>Parking</b>	Scramble Surface Parking and Street front



FREE SURFACE LEVEL  
VISITOR PARKING



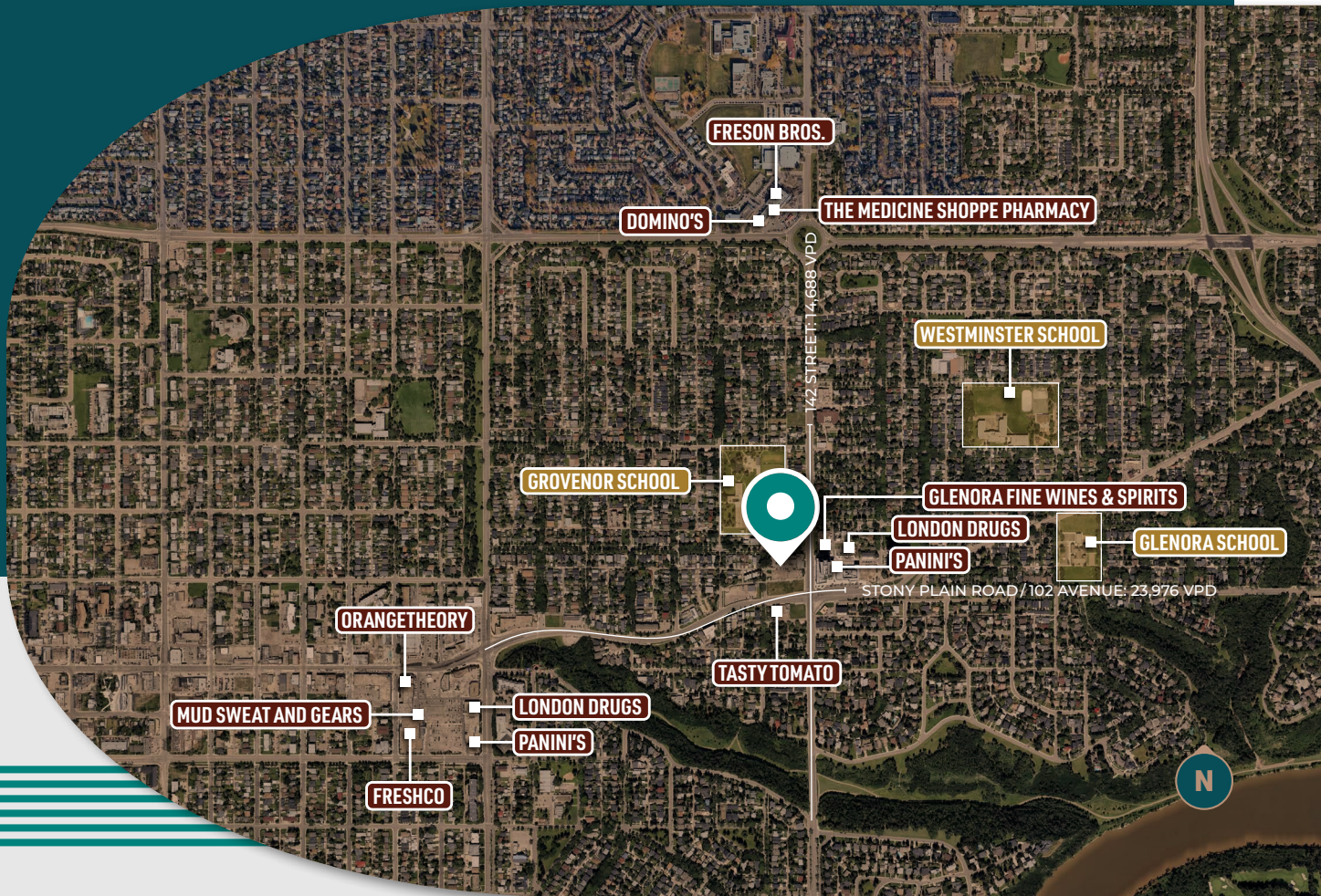
PROFESSIONALLY  
MANAGED BUILDING



STEADY DAYTIME  
TRAFFIC



# IDEALLY SITUATED



## THE OPPORTUNITY

Westgrove Professional Centre is situated off the intersection of 142 Street and Stony Plain Road with sees daily traffic of over 38,000 vehicles per day. The building is Tenanted by a diverse mix of medical professionals bringing steady daytime traffic to the building. The site provides ample free surface parking and street front parking for clients along with easy connectivity to the Valley LRT Line and surrounding businesses. This street-facing unit presents an excellent opportunity for tenants to leverage existing improvements for a variety of retail-oriented businesses, with the added bonus of a summer patio space.

# DEMOGRAPHICS

2 KM RADIUS

## 26,348

DAYTIME POPULATION

26,141 daytime population

5.9% growth (2019-2024)

4.1% projected growth (2024-2029)

## \$134,942

AVERAGE HOUSEHOLD INCOME

22.6% earn \$60-100,000

42.6% earn \$100,000+

## 28.1%

20-39 YRS

0-19 yrs = 20.7%

40-59 yrs = 28.5%

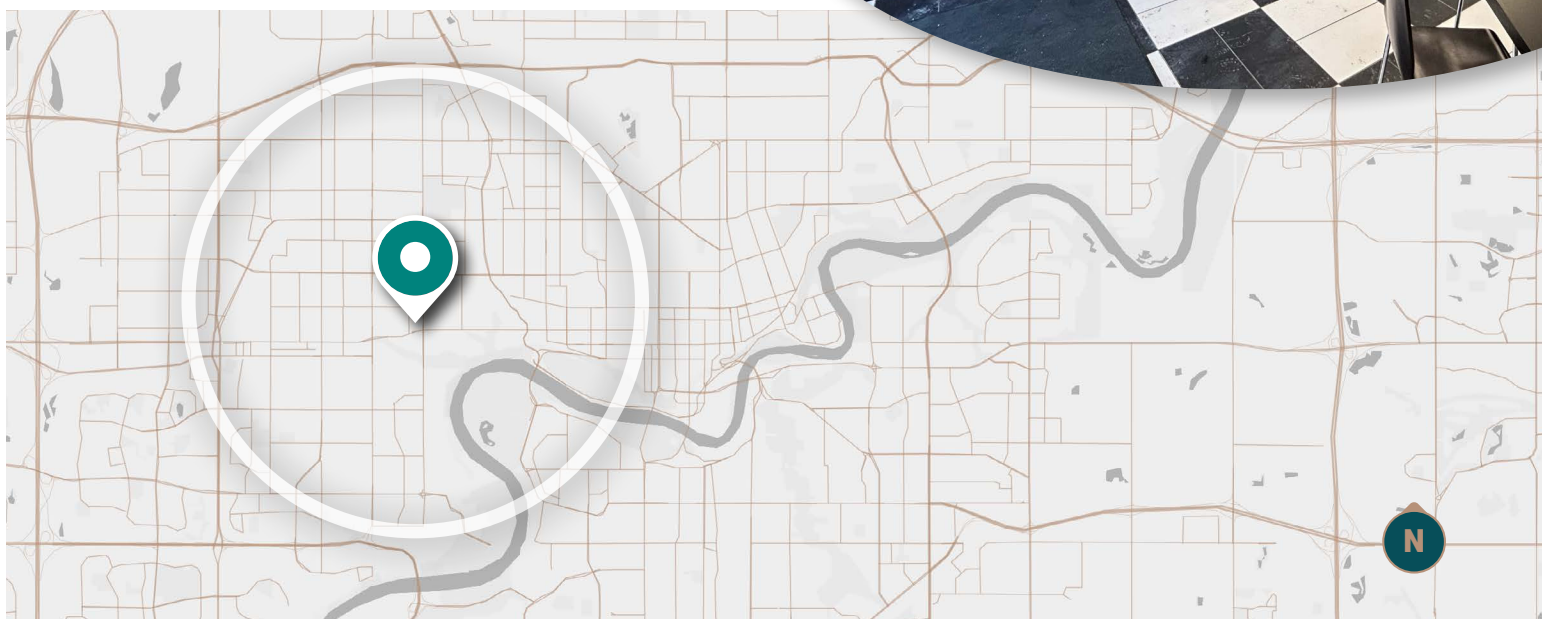
60+ yrs = 24.5%

## 23,976 VPD

ON STONY PLAIN ROAD

14,688 VPD on 142 Street

23,976 VPD on Stony Plain Road



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