

HERITAGE VILLAGE

2023 111 Street, Edmonton, AB

±981 SF & ± 2,197 SF
AVAILABLE IMMEDIATELY

RETAIL FOR LEASE

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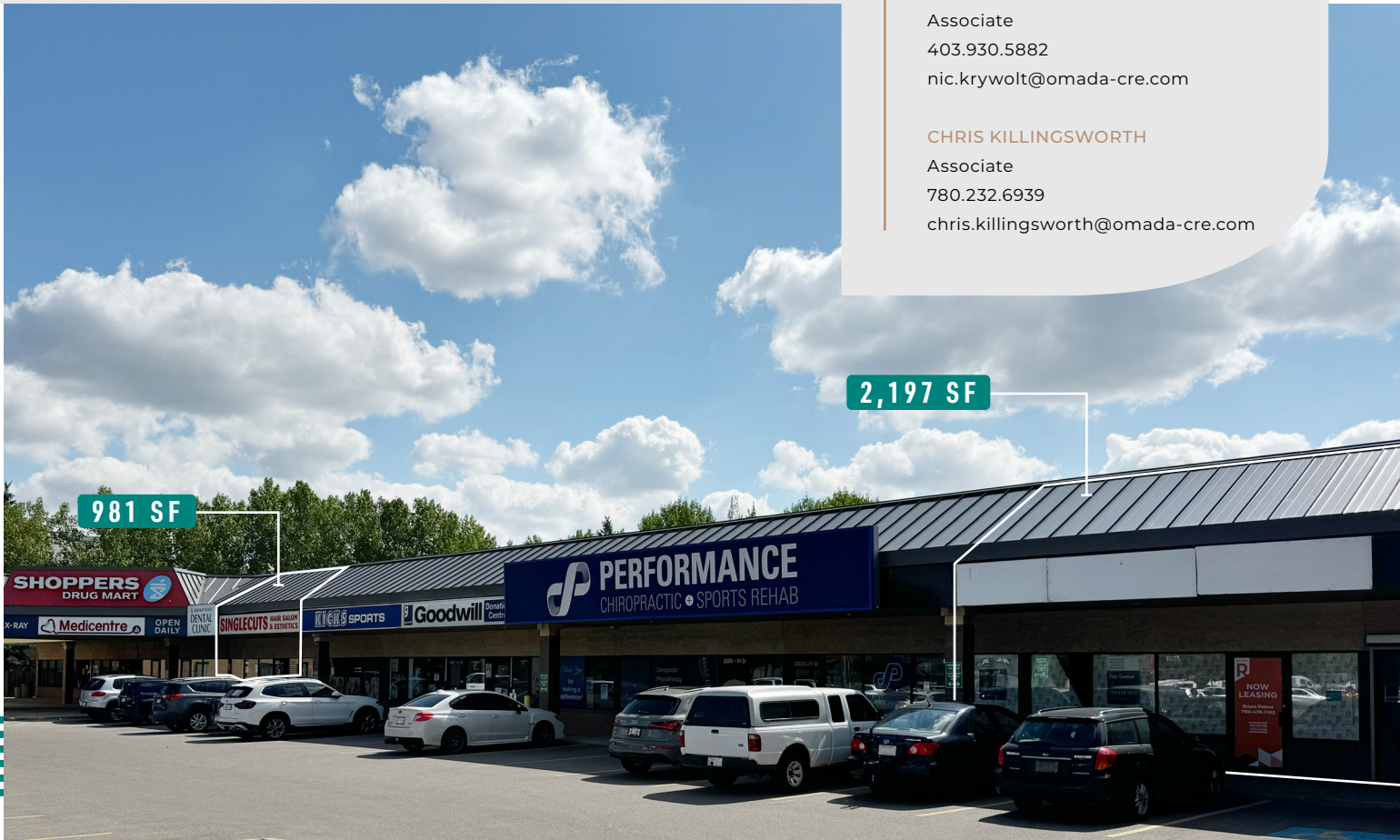
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— ±981 SF and ±2,197 SF available in grocery anchored shopping centre at 23 Avenue & 111 Street NW

— Prominent exposure to 23 Avenue NW and 111 Street NW

— Anchored by FreshCo and Shoppers Drug Mart, with a strong mix of medical and service tenants

— Adjacent to Century Park LRT Station for excellent accessibility

— Ample surface parking and convenient site access

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780.540.5320



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PROPERTY FEATURES

Vacancy	±981 SF
	±2,197 SF
Available	Immediately
Municipal	2023 111 street 2033 111 street
Legal	Plan 8720395 Blk 1 Lot 3
Zoning	DC2
Basic Rent	Market
Op Costs	\$18.83 PSF + 5% Management Fee (2026 est.)
Parking	Parking Lot
Utilities	Separately metered



ADJACENT TO CENTURY
PARK LRT STATION



STRONG DAILY TRAFFIC COUNTS
(111 ST: 27,600 VPD | 23 AVE: 27,900 VPD)



AMPLE SURFACE PARKING AND
CONVENIENT SITE ACCESS

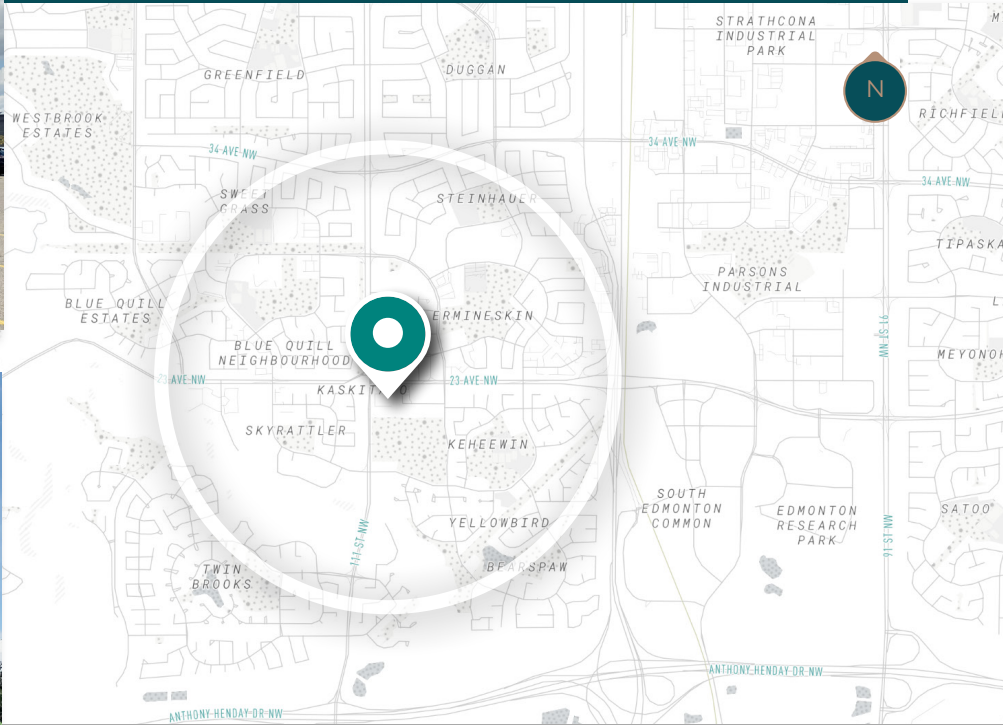


MARKET INSIGHT

Heritage Village offers a prime retail leasing opportunity in a grocery-anchored shopping centre at 23 Avenue and 111 Street NW, Edmonton. Anchored by FreshCo and Shoppers Drug Mart, the centre benefits from high daily traffic and easy access to Century Park LRT Station. Surrounded by strong demographics and established residential neighbourhoods, these leasing opportunities are ideal for restaurants, various retail, specialty medical, or service-oriented tenants seeking excellent exposure and accessibility. Don't miss out on this opportunity to expand your already existing business!



#2011	FreshCo.	#2025A	Goodwill Ind. of Alberta	#1024/2053/2501	Insight Medical Imaging	#11021	Scotiabank
#1015	Twisted Vape and Smoke	#2021	Kick's Sports	#2055	Massage Addict	#11023	Boston Pizza
#2023	Vacant - 2,197 SF	#2033	Vacant - 981 SF	#2055A/2064	Good Buddy Chinese	#11035	Ace Liquor Discounter
#2011A	Telus Mobility	#2035	Dental Clinic	#2064A	Cannabis Discounter	#11041	H&R Block
#2025/2027	Performance Chiropractic + Physiotherapy	#2037	Shoppers Drug Mart	#2065	Heritage Vision Care		
		#2041	Medicentres Family Care Clinics				



- + 27,600 VPD ON 111 STREET NW
- + 27,900 VPD ON 23 AVENUE NW

AREA DEMOGRAPHICS

2 KM RADIUS

58,092

DAYTIME POPULATION

57,735 residents
 9.8% growth (2018-2025)
 12.1% projected growth (2025-2030)

28.9%

20-39 YRS

0-19 yrs = 20.0%
 40-59 yrs = 24.3%
 60+ yrs = 26.8%

\$130,814

AVERAGE HOUSEHOLD INCOME

24.4% earn \$60-100,000
 45.3% earn \$100,000+

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