



# MILL CREEK WEST

8815 99 STREET, EDMONTON, AB

**RETAIL/MEDICAL/OFFICE  
SPACES FOR LEASE**

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# MODERN REDEVELOPMENT LOCATED IN THE STRATHCONA COMMUNITY

This 3-storey commercial redevelopment building with street level access is located in Strathcona, Edmonton's trendiest neighbourhood. The surrounding area offers a wide range of amenities and unique retailers and restaurants. Average daily traffic along 99st is approximately 24,000 vehicles a day.

Building ideal for:

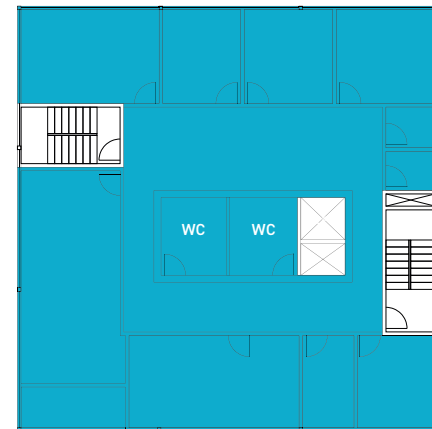
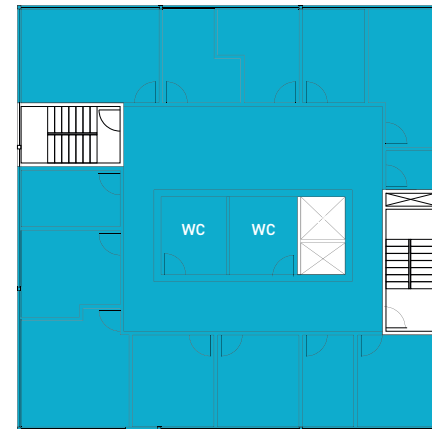
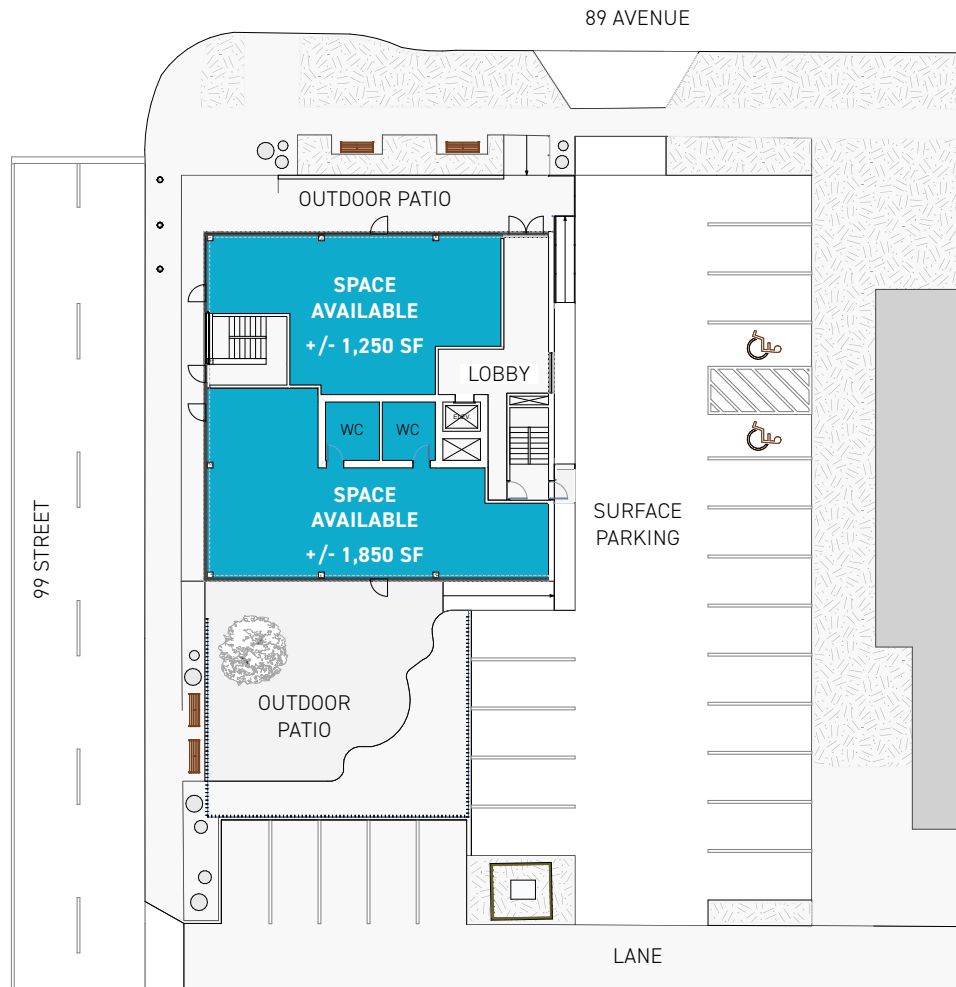
- Medical/Pharmacy
- Retail
- Cafe
- Restaurant
- Personal Service

<b>SIZE</b>	500 SF to 3,500 SF
<b>AVAILABLE</b>	2023
<b>BASIC RENT</b>	Market
<b>OP COSTS</b>	\$12.50 PSF (2022 est.)
<b>PARKING</b>	Surface parking, nearby parking lots and street parking available



# RETAIL, OFFICE, & PROFESSIONAL SPACES

Located on 99 Street and 89 Ave, this new redevelopment in the Strathcona neighborhood provides a range of retail, food and beverage and office tenants. New outdoor patio common area will provide seating and space for people to meet, and mingle.





# JOIN THE COLLECTIVE

We take pride in supporting local businesses and startups that create special places and a unique identity for Edmonton. Our success comes from the tenants within our buildings and we are here to make their dreams come into success stories.



Crawford Block



Tipton Investment Building



Oliver Exchange

## FIND POTENTIAL WHERE NO ONE ELSE EVEN LOOKS

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One of our core mandates at Beljan is to create a better Edmonton. We strive to build architecturally prominent buildings that highlight the best of the city while still holding true to the fabric of each individual community. We connect people, homes, and businesses into communities that are lively, social, and walkable. After all, the life blood of a city is made up of people, not buildings.