



NEW
MEDICAL
CENTRE IN
THE HEART OF
SOUTHWEST
EDMONTON

HERITAGE VALLEY MEDICAL CENTRE

30th Ave & James Mowatt Trail, Edmonton, AB

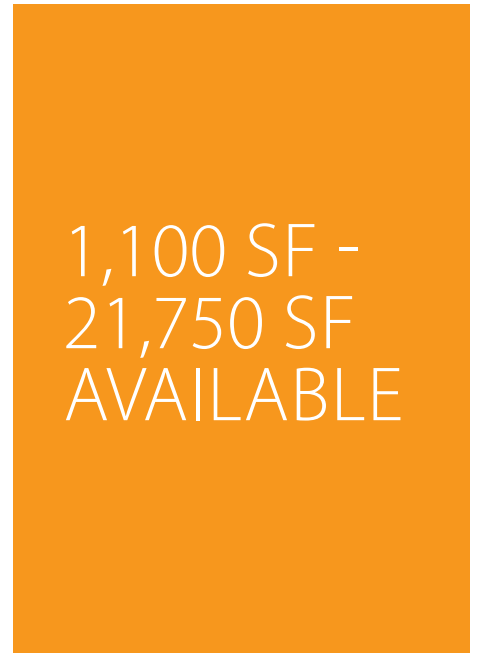
Join MIC in new Medical Professional Building at Heritage Valley Town Centre. Situated on 26 acres in the heart of the Heritage Valley District of southwest Edmonton, this new 300,000 square foot development will be the amenity destination for over 100,000 residents.

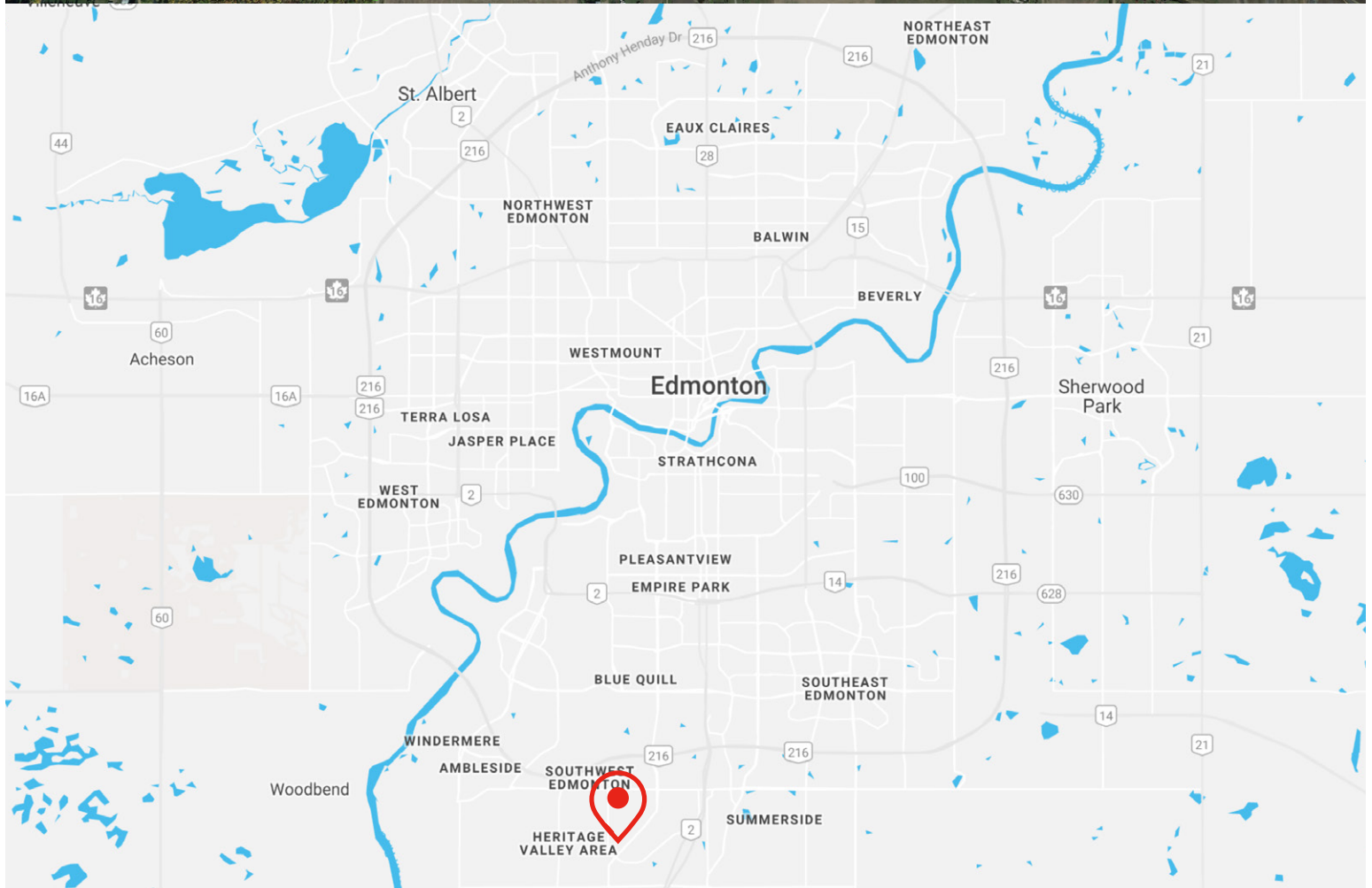
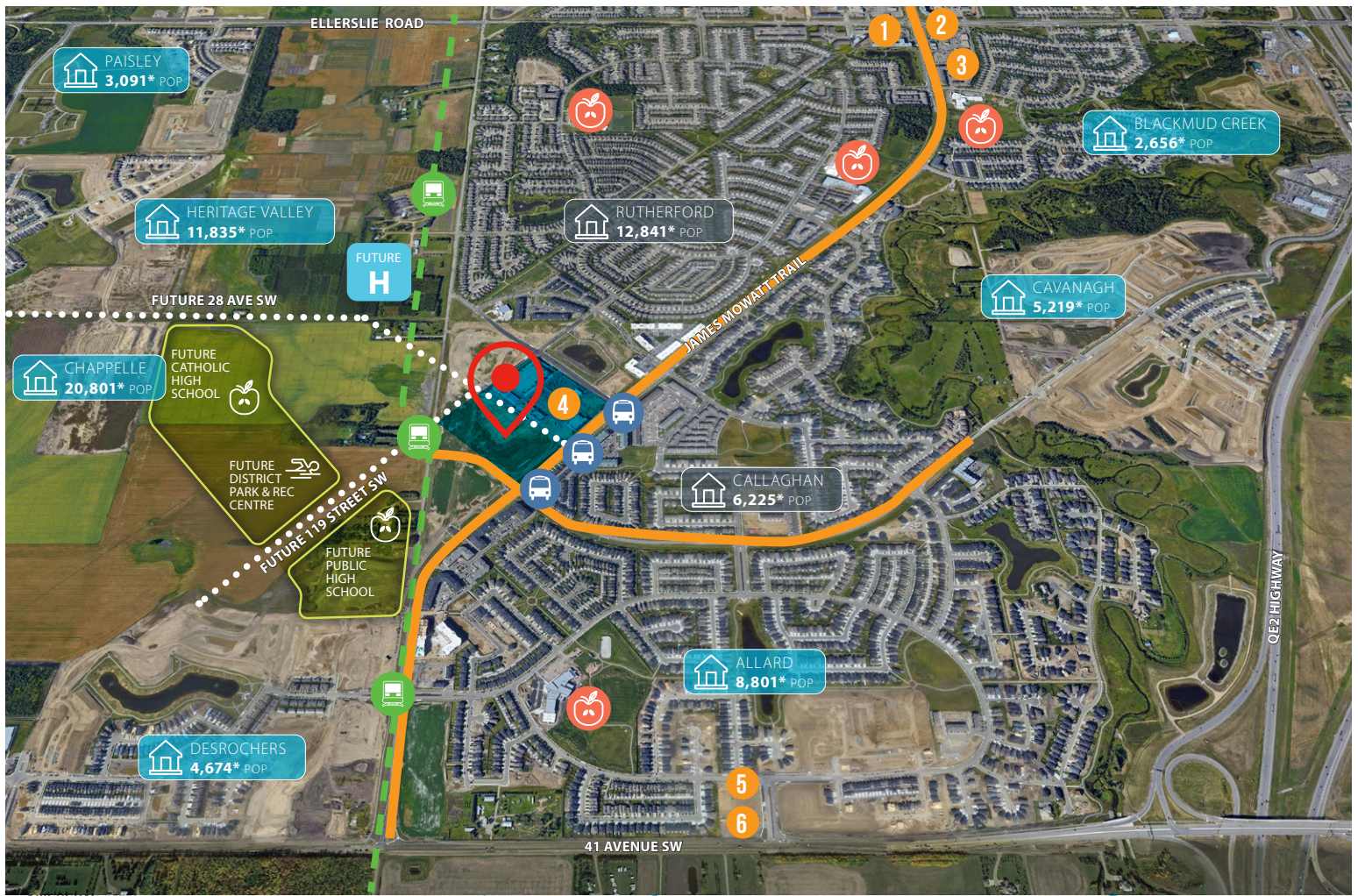
HERITAGE VALLEY MEDICAL CENTRE

Heritage Valley Town Centre embodies the feel of main street-style shopping along with architecturally appealing store frontage and pedestrian friendly walk ways. Strategically planned landscaping and park like seating areas encourages visitors to shop and walk. The site will be multi-faceted offering both a convenience and destination experience.

The new medical centre planned for phase II is surrounded by ongoing residential growth and all the retail amenities Heritage Valley Town Centre has to offer. The centre will provide opportunities ranging from 1,100 sf up to 21,750 sf.









\$129,672

AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

**24,500 VEHICLES PER DAY
JAMES MOWATT TRAIL**



77,358

**PRIMARY TRADE AREA
(WITHIN 5 KM RADIUS)**

OPTIMAL LOCATION

Located in one of the most rapidly growing regions of southwest Edmonton with a primary trade area of over 200,000 people upon full build out, Heritage Valley will to be one of the most densely populated areas outside of the downtown core.

Phase 2 development planned for the south side of the site will create additional main street CRU & PAD options, a medical centre and midbox opportunities. National tenants of the centre create a continuous draw of reoccurring patrons to the site.

- 1 Tim Hortons
- 2 McDonald's
- 3 Sobeys
- 4 Heritage Valley Town Centre
Join Subway, Edo, Dominos,
Edmonton Public Library, Core
Dental Group, and future medical/
office buildings.
- 5 Tim Hortons
- 6 Petro Canada



Major Transit Route along James Mowatt Trail



Future LRT Stops directly across from site



A new 1,800 student public high school has been announced opening 2021, as well as a future planned Catholic high school.

Dr. Lila Fahlman K-9: 2 MIN DRIVE (1KM)

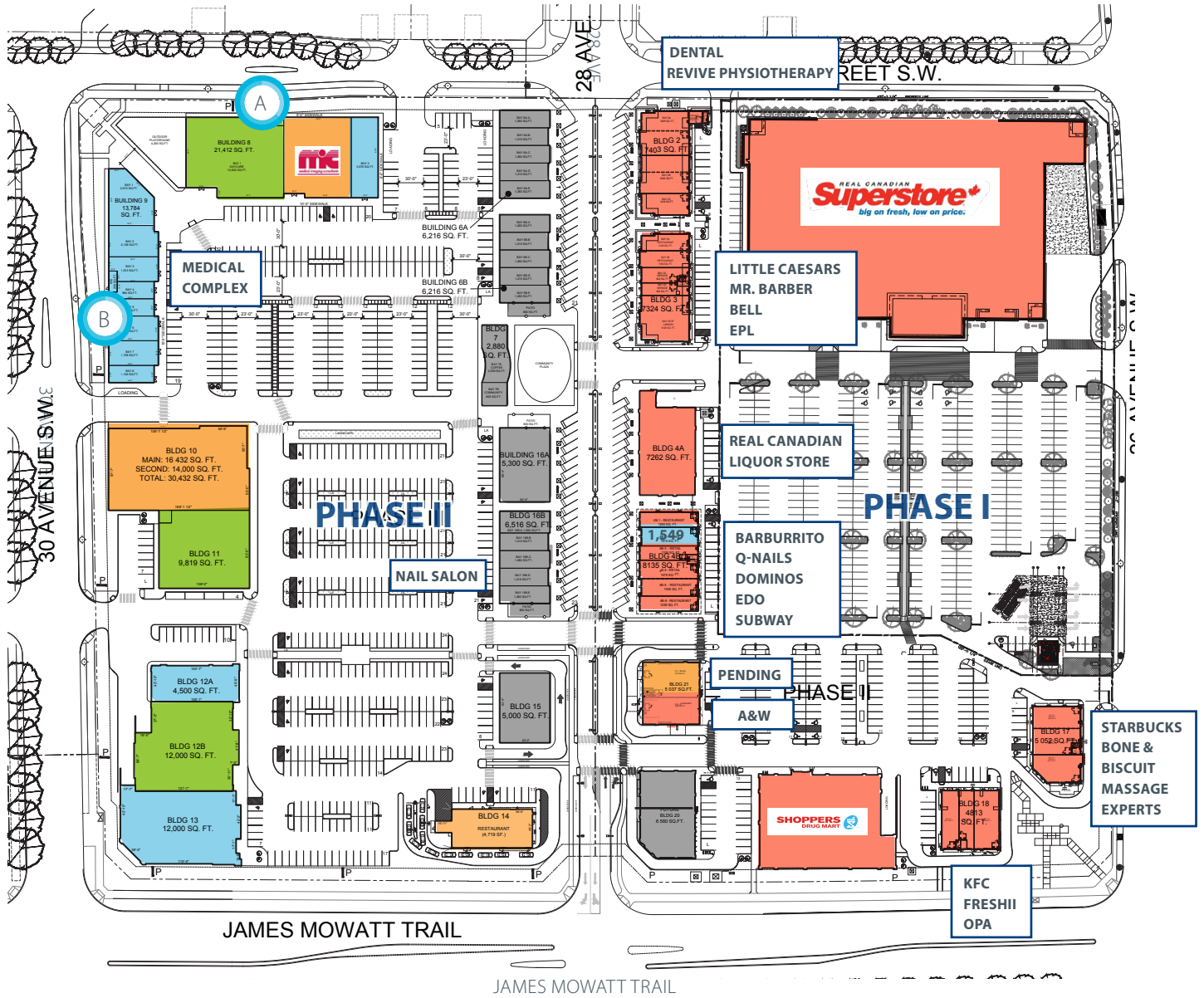
St. Thomas Aquinas K-9: 2 MIN DRIVE (1KM)

Donald R. Getty K-9: 6 MIN DRIVE (3.8KM)

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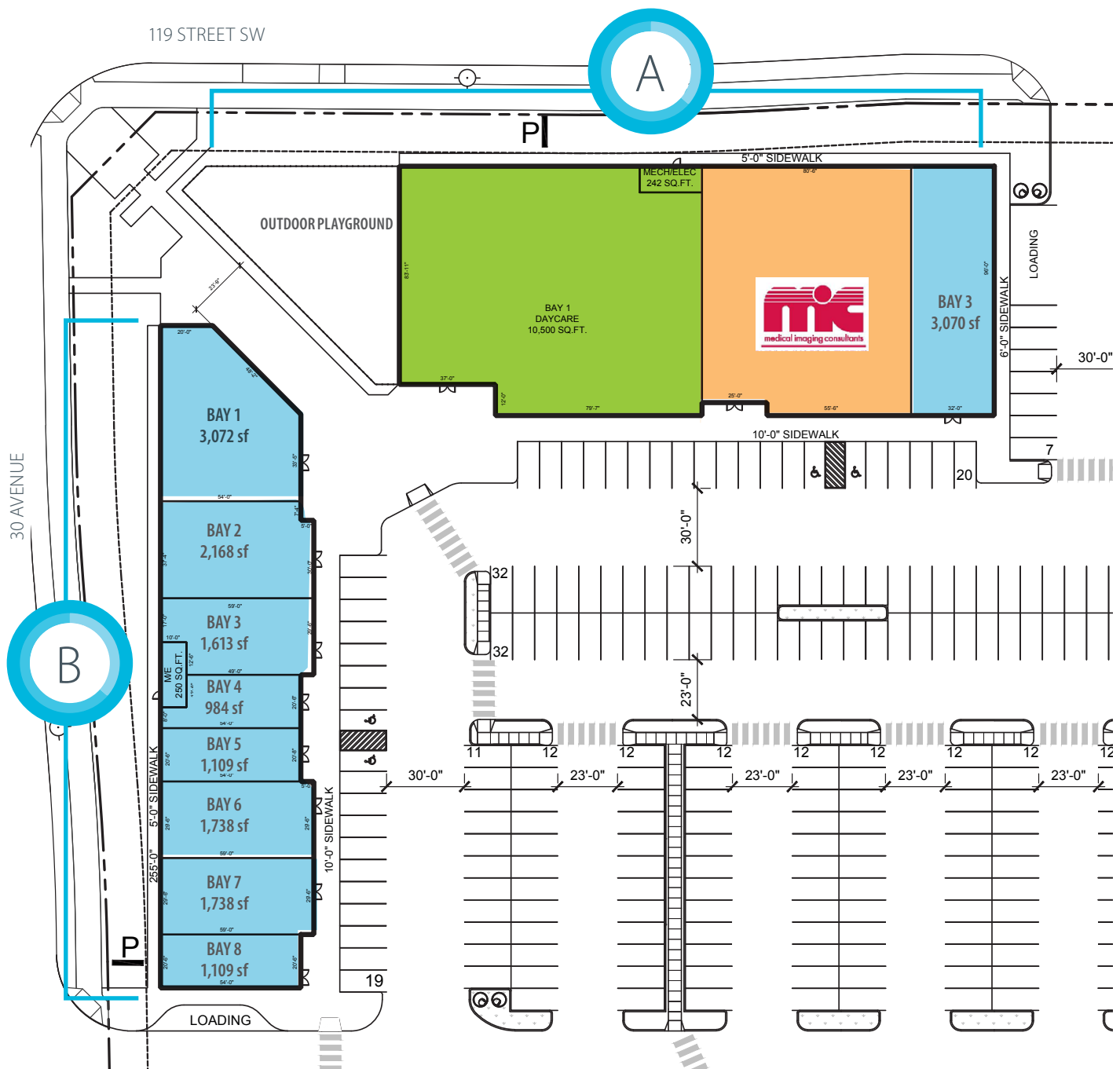
A new 300-500 bed hospital will be built less than 1km from the centre.





LEASED PENDING UNDER NEGOTIATION AVAILABLE FUTURE





NOW PRE LEASING

Building A: 21,750 Total sf
 Building B: 14,200 Total sf
 Multiple suite sizes available

- Customize your office in this brand new modern medical centre
- Your business will benefit from complementary tenants and on-site retail traffic
- Brand new hospital to be built within 1 km of medical building.

HERITAGE VALLEY TOWN CENTRE

30th Ave & James Mowatt Trail, Edmonton, AB



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