

Heritage Village

2011 111 Street NW, Edmonton, Alberta

RETAIL SPACE AVAILABLE



SITE INFO

Well positioned on the corner of two high traffic streets (111 St and 23 Ave NW), Heritage Village Shopping Centre features over twenty tenants, including anchor, FreshCo and Scotiabank, Boston Pizza and Shoppers Drug Mart. Royop acquired Heritage Village October 2023.

- **Available Space:** Unit #2023 - 2,197 sq ft
Unit #2033 - 981 sq ft
Unit #11035 - 4,556 sq ft
- **Asking Minimum Rent:** Market
- **Additional Rent:** \$18.83 PSF (est. 2026) + Mgmt Fee

LEASING CONTACT

Ben Cowie Leasing Manager, Associate

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Royop Development Corporation

510 211-11th Avenue SW, Calgary, AB

SITE PLAN



#2011 FreshCo, 28,275 sf	#2021 Kick's Sports 1,981 sf	#1024/2053/2501 Insight Medical Imaging 6,211 sf	#11021 Scotiabank 5,000 sf
#1015 Twisted Vape and Smoke 1,675 sf	#2033 Vacant 981 sf	#2055 Massage Addict 1,867 sf	#11023 Boston Pizza 5,417 sf
#2023 Vacant 2,197 sf	#2035 Dental Clinic 1,770 sf	2055A/2064 Good Buddy Chinese 4,982 sf	#11035 Vacant 4,556 sf
#2011A Telus Mobility 300 sf	#2037 Shoppers Drug Mart 5,129 sf	#2064A Cannabis Discounter 1,455 sf	#11041 H&R Block 1,921 sf
#2025/2027 Performance Chiropractic + Physiotherapy 3,462 sf	#2041 Medicentres Family Care Clinics 4,043 sf	#2065 Heritage Vision Care 2,658 sf	
#2025A Goodwill Ind. of Alberta 1,961 sf			



AREA DEMOGRAPHICS



Population

2024 Total Population (within 5km) 130,689



Income

Average Household Income (within 5km) \$146,539



Households

Total Households 44,761

Demographics information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Royop does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Our rich history spans 60 years in Western Canada.
 Royop is a leader and expert in development and management.
 Our leasing strategy is proven to retain and attract best-in-class retailers to our centres.
 We develop and manage mixed use projects.