



Edmonton Alberta

\$32

A premier new commercial development in North Edmonton offering exceptional flexibility, visibility, and long-term growth potential. The project features five main-floor commercial units and second-floor space designed for daycare, office, or retail uses, creating a dynamic mixed-use environment. The main-floor units are ideally suited for a wide range of businesses permitted under BE (Business Employment) zoning, accommodating diverse professional, medical, service, and retail users. Base lease rates start at \$32.00 PSF for the main floor and \$28.00 PSF for the second floor, with estimated 2026 operating costs of \$15.00 PSF, providing excellent value for premium new construction. Scheduled for possession in Q4 2026, tenants will benefit from ample time to plan and customize their space. The flexible second-floor layout is well suited for daycare, office, or retail uses, creating opportunities for a complementary tenant mix and increased activity throughout the development. With contemporary architecture, excellent accessibility, and a strategic location in one of North Edmonton's growing commercial corridors, this development presents an outstanding leasing opportunity for businesses looking to establish or expand their presence. (id:6769)

Listing Presented By:



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