

PROPERTY DETAILS



Transaction Type	For Lease
Address	9204 23 Ave NW Edmonton AB
Zoning	IB
Site Area	3.32 Acres
Phase I	9,160 Sq. Ft.
Phase I Parking	100 Stalls
Phase 2	26,000 Sq. Ft.

Lease Rates	Starting at \$35.00
Op Cost	\$13.00 / SqFt / Annum (est. 2024)
Phase 1 ETA	Q2-Q3 2025

The information contained herein was contained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.



REALTOR®

Edmonton Alberta

\$37

Welcome to District 23, Anchored by the renowned Starbucks Coffee, Daycare & Pizza this dynamic plaza offers a prime location, ensuring high foot traffic and visibility for businesses. With Starbucks as the cornerstone, District 23 invites a diverse mix of tenants to join this retail haven, catering to various businesses. Currently Phase 1 - only 3 units remaining, 1235 SQFT each plus offering ample space for your business. Embrace the opportunity to be part of this thriving retail landscape, where every storefront contributes to a vibrant tapestry of offerings. COMING Q1/2026 (id:6769)

Listing Presented By:



Originally Listed by:
MaxWell Polaris



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