



## 16204 21 Avenue Edmonton AB

\$748,400

Welcome to GLENRIDDING LANDING (SW), BRAND NEW Prime Retail Unit Final Unit for SALE or LEASE IN BLDG A. Purchase Rate at \$425 PSF. NOW LEASING PHASE 2 BUILDING B. MAIN FLOOR BASE LEASE RATE \$40.00 PSF PLUS CAC CHARGES. POSSESSION BLDG B 2025 Come Join 7-ELEVEN W/Gas Bar, Pizza,Salon,Dentist,Liquor,Ethnic Restaurant, & more.Located in the Heart of Glenridding Heights SW, with FANTASTIC EXPOSURE directly fronting Rabbit Hill Road, just South of Ellerslie Road. Quick Access to 170 Street & Anthony Henday Drive. NOW PRELEASING BLDG B. APPROX 8000 SQ FEET. Multiple Bay Sizes available starting at 1,200 sq.ft.+, BASE LEASE RATES STARTING AT \$37.00PSF Perfect for Retail, Office, Restaurants & Professional. EXCELLENT SIGNAGE Opportunities, Ample Parking, FANTASTIC GROWTH! Come Join Our Community.

Listing Presented By:



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