

# PROPERTY DETAILS



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

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



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

\$35

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, ranging from 1135 SQFT 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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