

# PROPERTY DETAILS



|                  |                               |
|------------------|-------------------------------|
| Transaction Type | For Lease                     |
| Address          | 9204 23 Ave NW<br>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

\$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

**RE/MAX ELITE**

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