

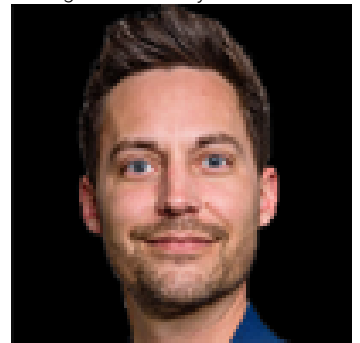


Edmonton Alberta

\$38

Unit 5366 at The Jewel of Griesbach, 5366 Admiral Girouard Street NW, Edmonton, AB, offers 2,395 SF of General Commercial-zoned retail/professional space on the main floor (Condominium Plan 2321252, Unit 29), available for sale or lease. The property is anchored by Jewel Park, a landscaped waterfall and garden gathering space, and sits at the intersection of Admiral Girouard Street and 137 Avenue, with traffic of approximately 29,000 vehicles per day. Within a 3km radius: population 75,000-80,000, 30,000-33,000 households, average household income \$103,000-\$110,000. Griesbach is on track for over 7,000 residential units and 13,700 residents at full build-out, with several new multi-family projects -- including the 130-suite 49th Battalion Apartments -- delivering directly on this block. Established co-tenants include Jewel Medical Clinic and Pharmacy, Prime Medical Clinic, Glenwood Radiology, and Moventics Physiotherapy. Additional Rent is \$19.63 PSF; sale price is \$1,317,250 (\$550 PSF). Immediate possession. Ideal for a grocery store, butcher shop, dessert place, or restaurant, subject to landlord approval, zoning, and any restrictive exclusivity currently in place at the plaza. (id:6769)

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