

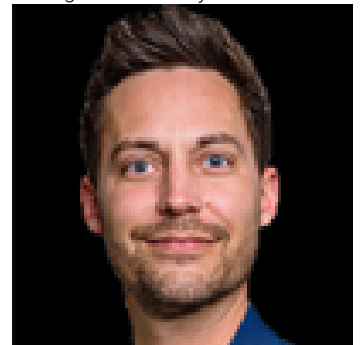


Edmonton Alberta

\$2,090,000

Located within the Jewel of Griesbach -- a modern, purpose-built commercial condominium complex in North Edmonton's award-winning Griesbach community -- 5304 & 5306 Admiral Girouard Street NW offers 3,792 SF of contiguous commercial space built in 2024. The development features high-quality finishes, elegant landscaping, and a boutique atmosphere designed for medical, retail, and professional service tenants. Anchored by Mokha Coffee House, the complex benefits from consistent daily foot traffic and strong community draw. Positioned near the 97 Street and 137 Avenue retail node -- one of North Edmonton's busiest intersections -- the property enjoys excellent accessibility and surrounding neighbourhood density. General Commercial zoning supports a wide range of uses including medical, dental, professional offices, and specialty retail. With no dividing wall between the two units, the space functions as a single open footprint, offering flexibility for owner-users or investors. (id:6769)

Listing Presented By:



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