$0 - 9204 23 Avenue, Edmonton

MLS® #E4385472

$0

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Parsons Industrial, Edmonton, AB

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 â€" only 3 units remaining, 1235 SQFT each 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

Built in 2024

Essential Information

MLS® #	E4385472
Bathrooms	0.00
Acres	0.00
Year Built	2024
Type	Retail
Status	Active

Community Information

Address	9204 23 Avenue
Area	Edmonton
Subdivision	Parsons Industrial

PROPERTY DETAILS

Transaction Type	For Lease
Address	9204 23 Ave NW 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

AERIAL MAP

HOUSEHOLD INCOME
Avg. Household Income $107,000
Avg. Household Spending $125,042

POPULATION & EXPOSURE
- Population: 167,948
- Households: 61,772
- Median Age: 35.7
- 23 Avenue: 31,342 VPD
- 91 Street: 38,559 VPD
- Parsons Road: 21,608 VPD

AERIAL MAP

DISTRICT 23

City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6N 1H9

Exterior

Exterior	Steel Frame
Construction	Steel Frame

Additional Information

Date Listed	May 3rd, 2024
Days on Market	471
Zoning	Zone 41