Come Join Us



SIGNAGE

DISTRICT 23

9204 23 Avenue NW **Edmonton AB**

FOR LEASE

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.

SIGNAGE

DISTRICT 23

is poised to redefine retail in Edmonton, offering an unparalleled opportunity to thrive in one of the city's most vibrant and dynamic neighbourhoods.

WHY DISTRICT 23?

<u>Prime Location:</u> Being just a stone's throw away from South Edmonton Common but with better access and 23 Ave visibility, means your business will benefit from the vast customer base that frequents the area daily

Excellent Transportation Links: Located near major roads (Gateway Boulevard/Calgary Trail, 91 Street, Anthony Henday, etc.) and public transportation hubs, customers can reach District 23 with ease

<u>Surrounding Demographics:</u> This is a highly established area surrounded by a diverse and growing population; across the street, Edmonton Research Park hosts over 55 companies and 1,500+ employees

AERIAL MAP

← SITE-



HOUSEHOLD INCOME

Avg. Household Income Avg. Household Spending \$107,000 \$125,042



POPULATION & EXPOSURE

Population: 167,948Households: 61,772

Median Age: 35.7

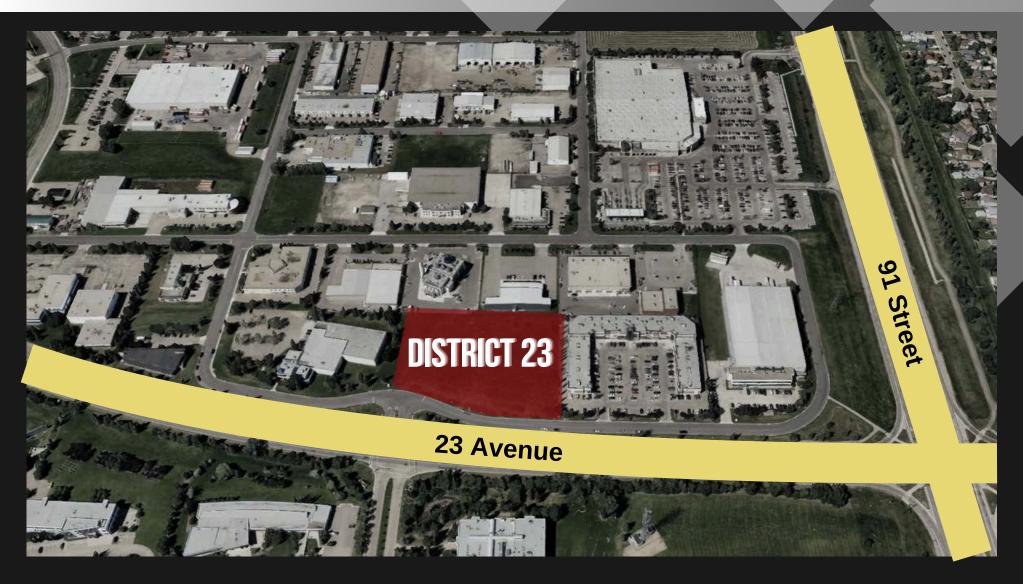
23 Avenue: 31,342 VPD91 Street: 38,559 VPD

• Parsons Road: 21,608 VPD



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AERIAL MAP



WWW.ROMISARNA.CA

PROPERTY DETAILS

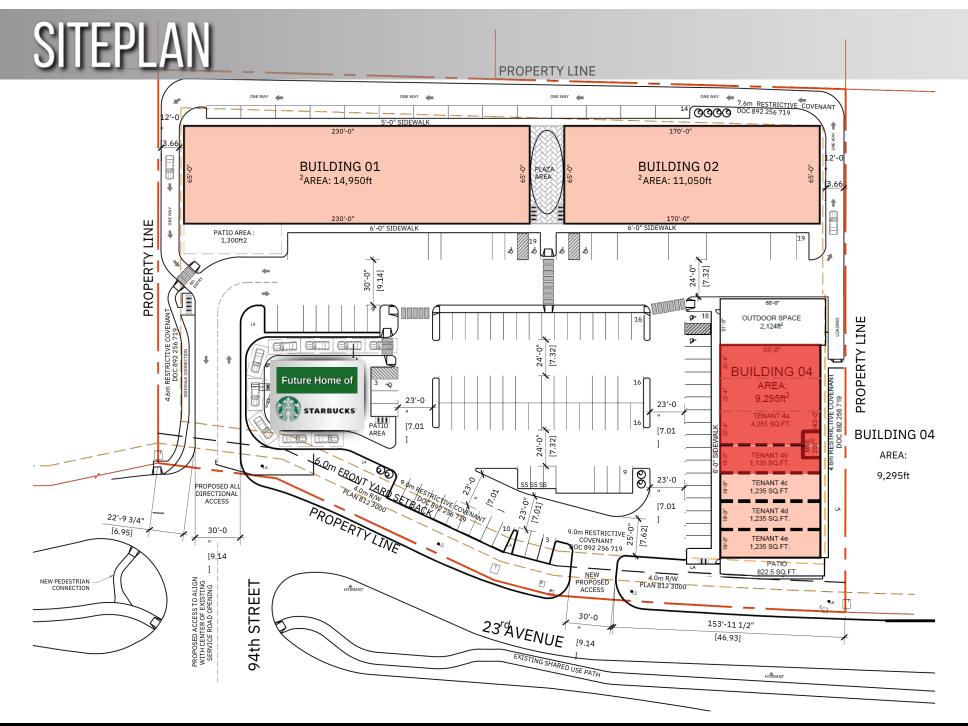
	Transaction Type	For Lease
Ô	Address	9204 23 Ave NW Edmonton AB
	Zoning	IB
	Site Area	3.32 Acres
	Phase I	9,160 Sq. Ft.
	Phase I Parking	100 Stalls
	Phase 2	26,000 Sq. Ft.

Lease Rates	Starting at \$37.00
Op Cost	\$13.00 / SqFt / Annum (est. 2024)
Phase 1 ETA	Q4 2025

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Commercial

MaxWell



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COSTATPOWER BROKER
AWARD

2023 ANNUAL AWARDS

TOP BROKER





2021 Top Broker Award



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