

GLENRIDDING LANDING

16204 21 AV SW, Edmonton, Alberta

FOR SALE / LEASE

*High
Exposure*



PROPERTY HIGHLIGHTS:

Welcome to GLENRIDDING LANDING (SW), CB1 Zoning, COMING APRIL 2021! BRAND NEW Prime Retail Units for SALE or LEASE. Purchase Rates Starting at \$400/sq.ft. (Second Floor) and Lease Rates starting at \$29/sq.ft. (Base Rent Plus Opp Costs of \$12/sq.ft (Est)). MAIN FLOOR & SECOND FLOOR Units Available in this 35,931 SQFT 2 Storey. Come Join 7-ELEVEN W/Gas Bar, Pizza, Salon, Dentist, Liquor, Ethnic Restaurant, & more. Located in the Heart of Glenridding Heights SW, with FANTASTIC EXPOSURE directly fronting Rabbit Hill Road, just South of Ellerslie Road. Quick Access to 170 Street & Anthony Henday Drive. EXCELLENT SIGNAGE Opportunities, Ample Parking, FANTASTIC GROWTH! Come Join Our Community.

MLS®: E4193732

16204 21 AV SW, Edmonton, Alberta



Polaris
COMMERCIAL

Maxwell Polaris-Commercial
4107 99 Street
Edmonton, AB T6E 3N4
Office: 780-450-6300

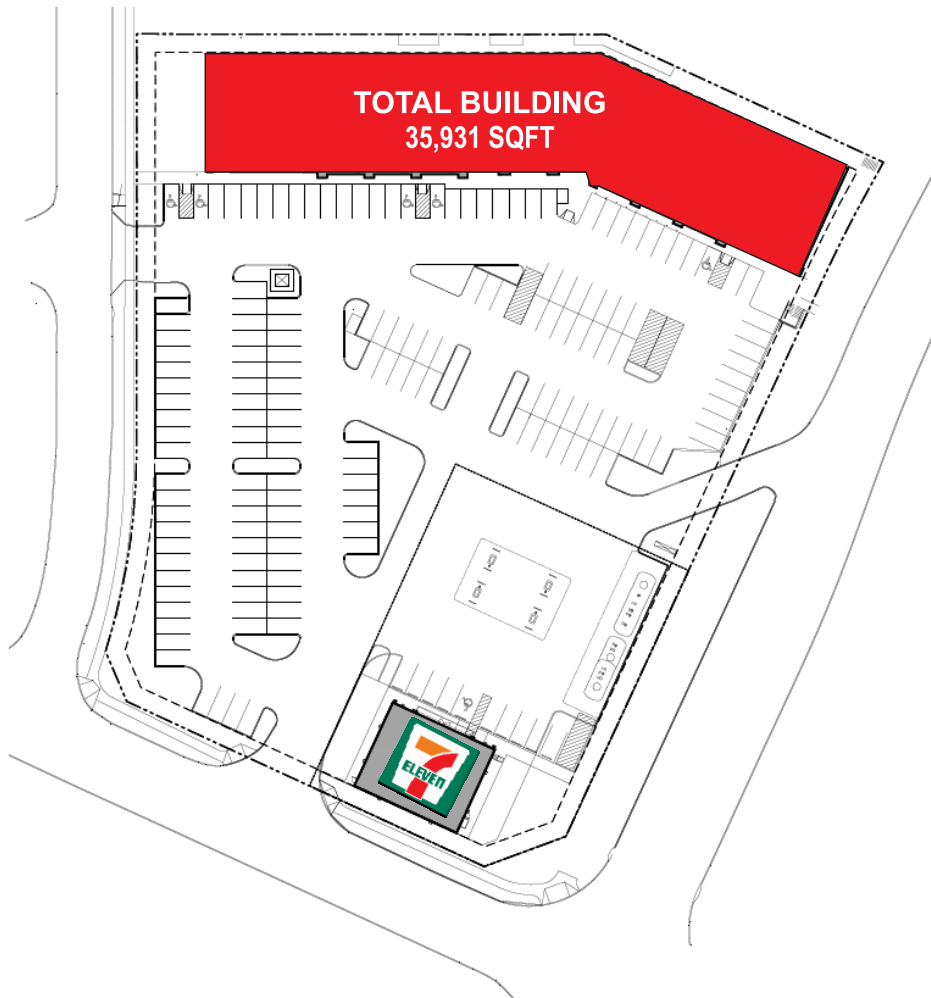
ROMI SARNA
& Associates

780-450-6300
romi@romisarna.ca
www.romisarna.ca

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Property Type

Transaction Type : For Sale / Lease

Community : Glenridding Heights

Land Use/Zoning : CB1 Low Intensity Business Zone

Year Built : 2020

Sale Price Starting @ \$500.00 Per SqFt.
Main Floor

Sale Price Starting @ \$400.00 Per SqFt.
Second Floor

Net Lease Rate : Starting @ \$29.00
SF/Annum
Subject Space

Operating Costs (Purchase):

\$4.50/sq.ft/annum (2020 estimate)
Includes Common area,
maintenance insurance and
management fees

Operating Costs (Lease):

\$12.00/sq.ft/annum (2019 estimate)
includes taxes, common area,
maintenance insurance and
management fees



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Main Floor

UNIT 1A - RETAIL
101A
1,302 SQ. FT.
121 SQ. M.

UNIT 1B - RETAIL
101B
1,240 SQ. FT.
115 SQ. M.

UNIT 1C - RETAIL
101C
1,194 SQ. FT.
111 SQ. M.

UNIT 1D - RETAIL
101D
1,397 SQ. FT.
130 SQ. M.

UNIT 2 - DENTIST
102
1,824 SQ. FT.
170 SQ. M.

UNIT 3 - MEDICAL
104
1,111 SQ. FT.
103 SQ. M.

UNIT 3A - MEDICAL
104A
2,224 SQ. FT.
207 SQ. M.

UNIT 4 - CANNABIS RETAIL (105)
105
1,314 SQ. FT.
122 SQ. M.

UNIT 5 - LIQUOR STORE
106
1,495.3 SQ. FT.
231.8 SQ. M.

UNIT 6 - RETAIL
106
1,480.6 SQ. FT.
137.5 SQ. M.

UNIT 7A - RETAIL
107A
1,585 SQ. FT.
147 SQ. M.

UNIT 8A - RETAIL
108A
1,175 SQ. FT.
109 SQ. M.

UNIT 9A - RESTAURANT
109A
1,612 SQ. FT.
150 SQ. M.

UNIT 10A - RETAIL
109A
1,612 SQ. FT.
150 SQ. M.

LOBBY
108
509 SQ. FT.

JANITOR
108A
42 SQ. FT.

MECH.
103
151 SQ. M.

ELEC.
103A
205 SQ. FT.

STAIR #1

STAIR #2

STAIR #3

STAIR #4

STAIR #5

STAIR #6

STAIR #7

STAIR #8

STAIR #9

STAIR #10

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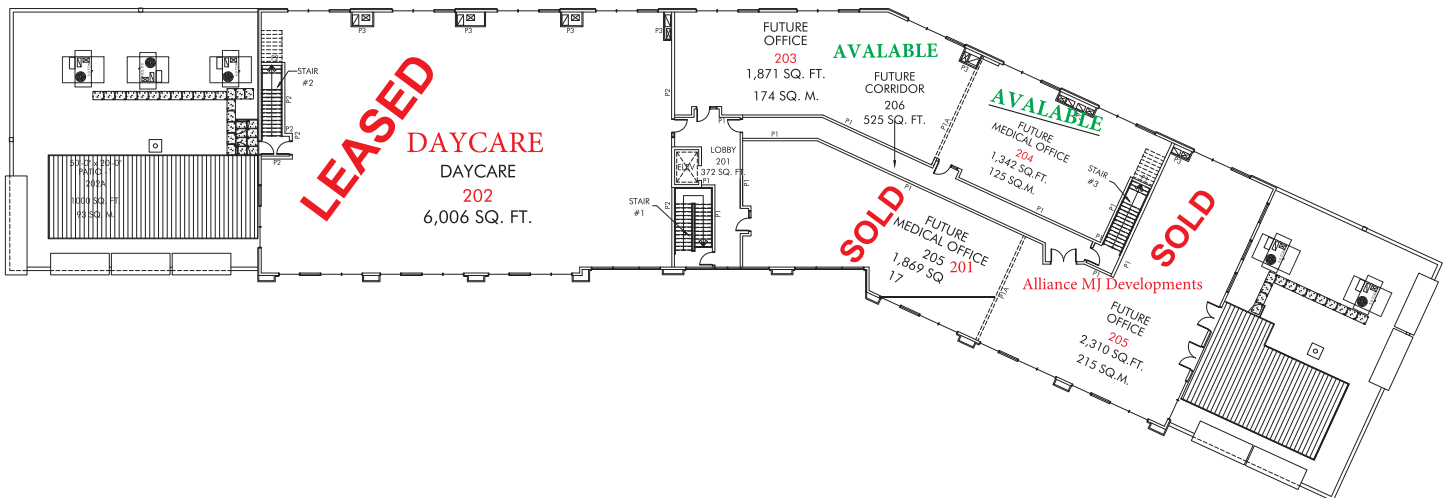
STAIR #283

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STAIR #286</

Main Floor



Second Floor



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Information, though deemed to be correct, is not guaranteed. Not intended to interfere with Clients under contract.

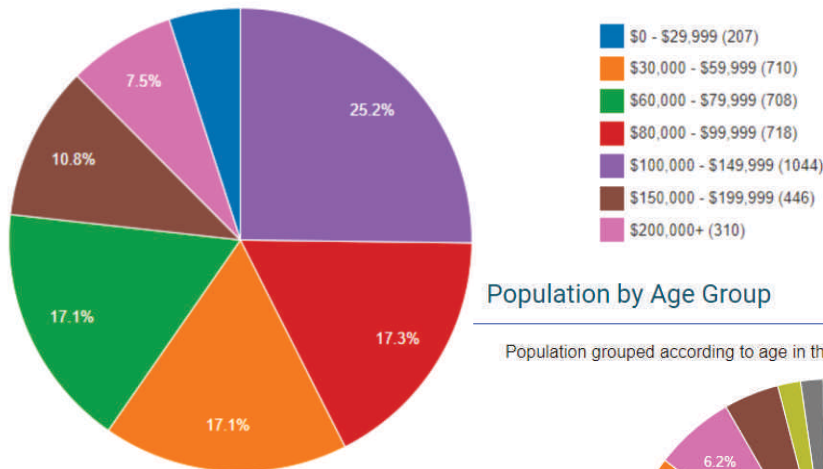
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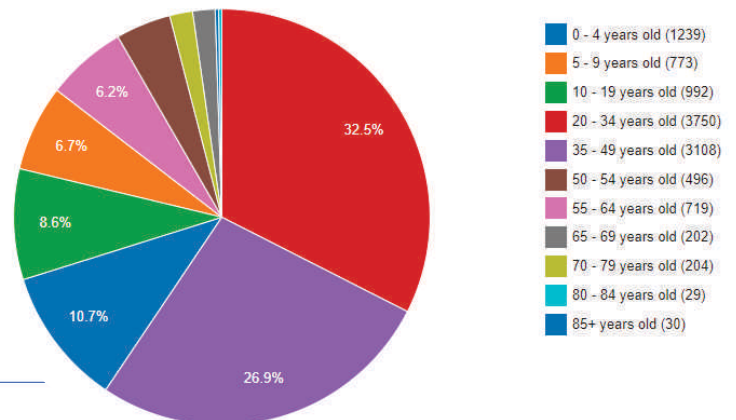
Household income

The combined gross income of all the members of a household who are 15 years old and older. Individuals do not have to be related to be considered members of the same household.



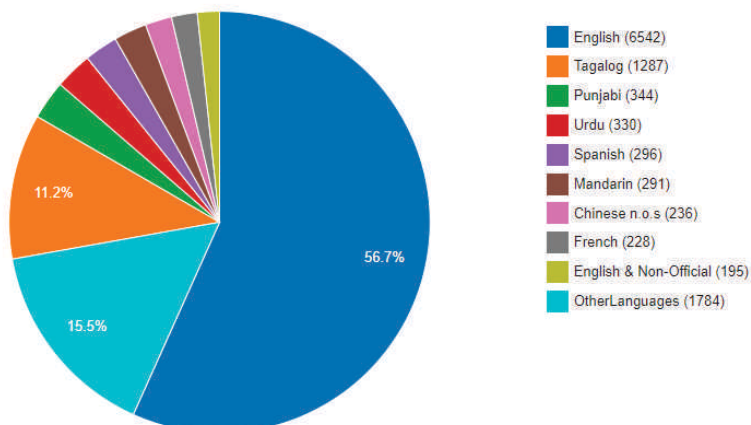
Population by Age Group

Population grouped according to age in the area containing the listing.



Languages

Self-identified first language or combination of languages spoken in the area.



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