

# Alliance Centre Crystallina

6604 178 Avenue NW, Edmonton, AB



Artist conceptual rendering only.

## Sale or Lease

Welcome to CRYSTALLINA LANDING! CB1 Zoning. Phase 1 - Coming 2022. HIGH EXPOSURE Brand New Prime Retail Condominium Units from 1,100 sq.ft Plus. FOR SALE OR LEASE. Purchase Rates start from \$375.00 PSF (Second Floor) \$475.00 PSF (Main Floor) Lease Rates starting at \$27.00 PSF for the Second Floor. Base lease Rates for the Main starting at 35.00 PSF BUILDING A 6,415 SF (SINGLE LEVEL) BUILDING B - 25,048 SF (2 STOREY). Located in the Prestigious NEW Neighbourhood of Crystallina Nera, East & West. Fantastic Exposure with HIGH TRAFFIC VOLUME, Directly Fronting 66 Street just off the Anthony Henday. Multiple Bay Sizes. Perfect for Retail, Office, Medical, Day Care, Restaurant & Professional. GREAT SIGNAGE Opportunities, LOTS of Parking. EXCELLENT GROWING COMMUNITY!

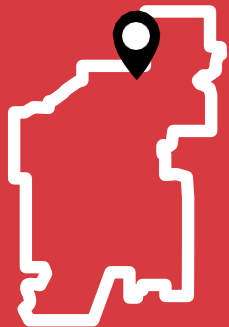
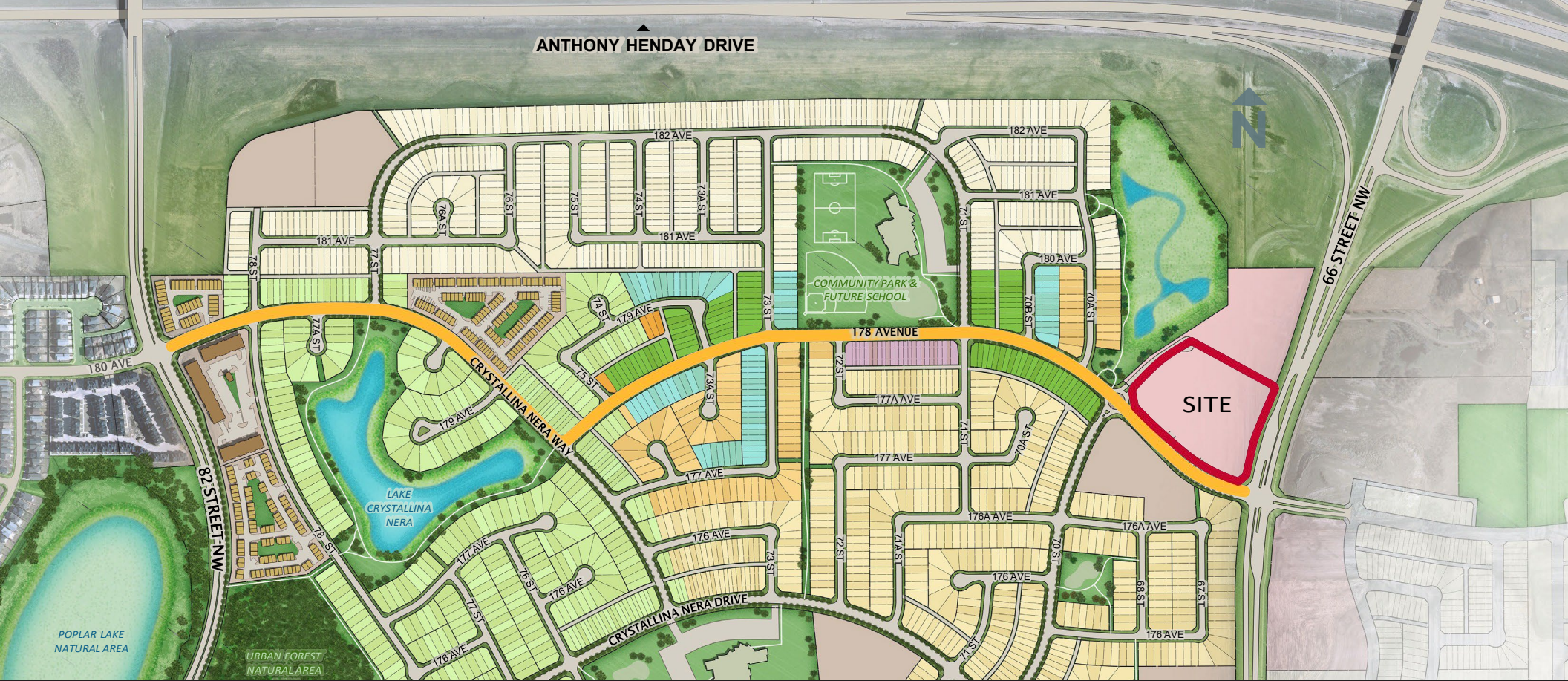


Maxwell Polaris-Commercial  
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Information, though deemed to be correct, is not guaranteed. Not intended to interfere with Clients under contract.





Community: Crystallina Nera East

Land Use/Zoning: CB1-Low Intensity Business Zone

Lease Asking Net Rent: Call for more info

Sale Asking Price: Call for more info



Traffic Counts

66 Street: 14,500 views / day

Anthony Henday: 34,800 views / day (West of 66 Street)

## NEIGHBOURHOOD POPULATION

Neighbourhood	(per Municipal Census)	(Upon Completed Build Out)
Lago Lindo	3,818	4,500
Klarvatten	5,805	5,754
Crystallina Nera East	0	3,555
Crystallina Nera West	2,990	6,131
Schonsee	4,367	6,308
McConachie	8,078	12,240
Cy Becker	1,933	4,924
<b>Subtotal</b> (Neighbourhoods North of 167 Avenue)	<b>26,991</b>	<b>43,412</b>
Eaux Claire	3,631	4,993
Belle Rive	3,695	4,208
Mayliewan	4,128	4,590
Ozerna	4,115	4,860
Matt Berry	3,994	5,014
Hollick Kenyon	6,362	6,180
Brintnell	6,617	5,534
<b>Subtotal</b> (Neighbourhoods South of 167 Avenue)	<b>32,542</b>	<b>35,379</b>
<b>Totals</b>	<b>59,533</b>	<b>78,791</b>



# SITE PLAN

# Available 2022!



- Phase 1
- Phase 2

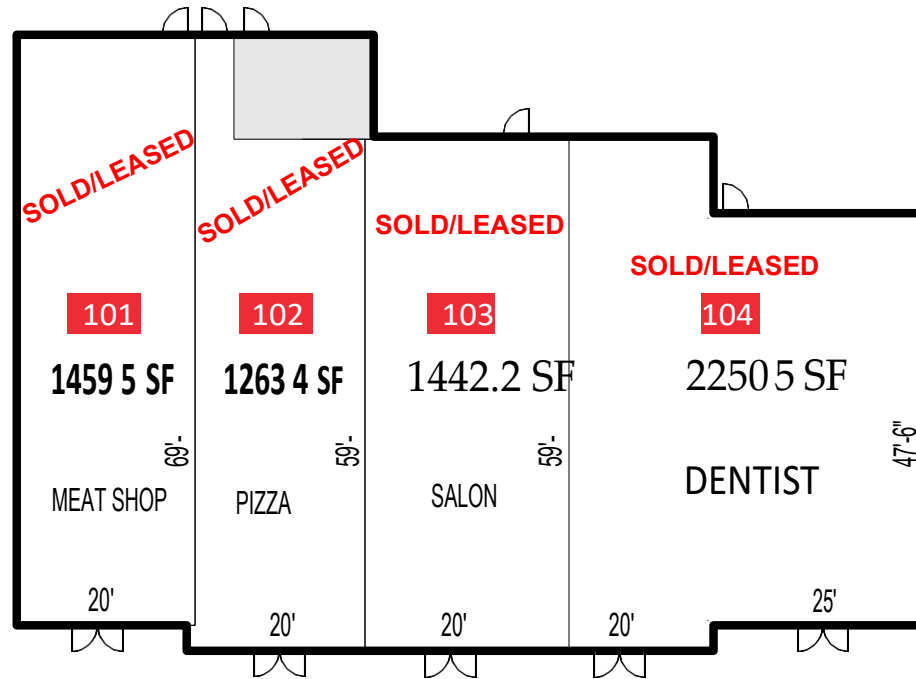
<b>Property Type</b>	: For Sale / Lease
<b>Transaction Type</b>	: For Sale / Lease
<b>Community</b>	: Crystallina Landing
<b>Land Use/Zoning</b>	: CB1
<b>Year Built</b>	: 2021
<b>Sale Price Starting @</b>	<b>\$375.00 PSF</b> (Call for Details) (Second Floor)
<b>Sale Price Starting @</b>	<b>\$475.00 PSF</b> (Call for Details) (Main Floor)
<b>Net Lease Rate</b>	: Starting @ \$27.00 SF/Annum 2nd Floor
<b>Subject Space</b>	: \$35.00 Per SqFt. Main
<b>SqFt.</b>	: 1,200 +
<b>Subject Space</b>	: Multiple Bay Sizes
<b>Condo Fees (Purchase)</b>	: \$5.00/sq.ft/annum (2021 estimate) Includes maintenance insurance and management fees
<b>Operating Costs (Lease)</b>	: \$12.00/sq.ft/annum (2020 estimate) includes taxes, common area, maintenance insurance and management fees

# BUILDING A



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## BUILDING A AVAILABILITY





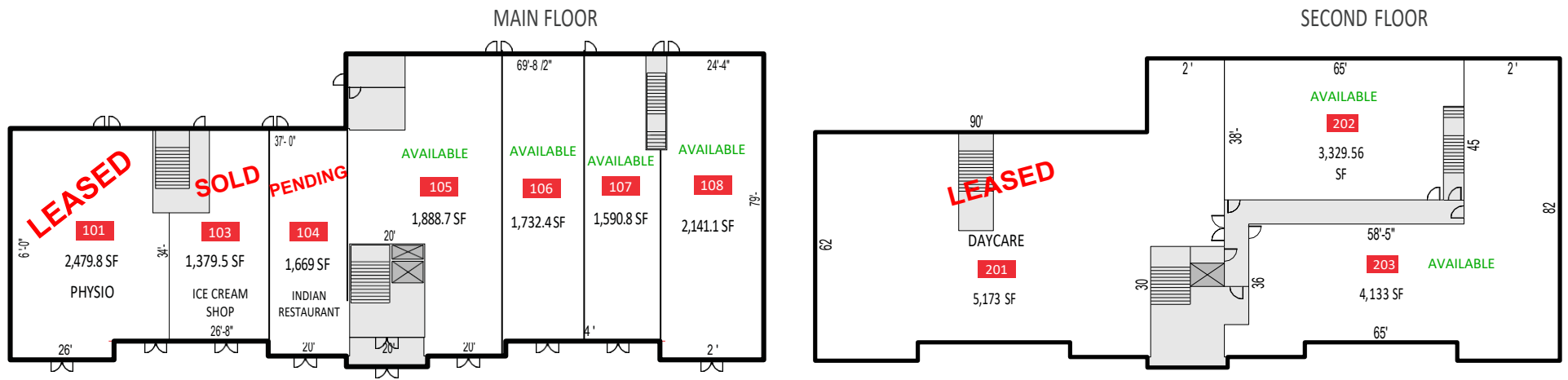
# BUILDING B



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## BUILDING B AVAILABILITY

### 2 STOREY







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