



For Lease  
Building B



Commercial  
POLARIS



ROMI SARNA  
AND ASSOCIATES

Glenridding  
Landing

16204 21 Avenue Edmonton, Alberta



Welcome to Glenridding Landing, brand new prime retail in the heart of Glenridding Heights SW!

This is a fantastic opportunity to join our thriving community that includes 7-Eleven with Gas Bar, pizza, salon, dentist, liquor, ethnic restaurant, and more. With direct frontage on Rabbit Hill Road, just south of Ellerslie Road, and quick access to 170 Street and Anthony Henday Drive, this location provides excellent exposure and access to a wide range of customers.

We are thrilled to offer the final unit for sale/lease in Building A. Pre-leasing Building B with over 8,000 square feet of space and multiple bay sizes starting at 1,200 square feet.

Perfect for retail, office, restaurants, and professional use. The excellent signage opportunities, ample parking, and fantastic growth make Glenridding Landing the perfect place to join our community.



# WELCOME TO GLENRIDDING LANDING

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(780)-450-6300      [romi@romisarna.ca](mailto:romi@romisarna.ca)

<https://www.romisarna.ca>

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**LEASE (BUILDING B)**

Net Lease Rate : Starting @ \$36.00 SF/Annum  
 CAC Charges: \$13.00/SF/Annum (EST 2022)\*

Common area includes: maintenance, proportionate share of property taxes, insurance, management

**PURCHASE (BUILDING A)**

Second Floor Rate (1871 sqft): @ \$400.00 PSF  
 Condo Fees: \$4.50/sq.ft/annum (EST 2022)

Type:

Community:

Land Use:

Building A:

Building B:

FOR LEASE/ SALE

Glenridding Heights

CB1

Possession Ready

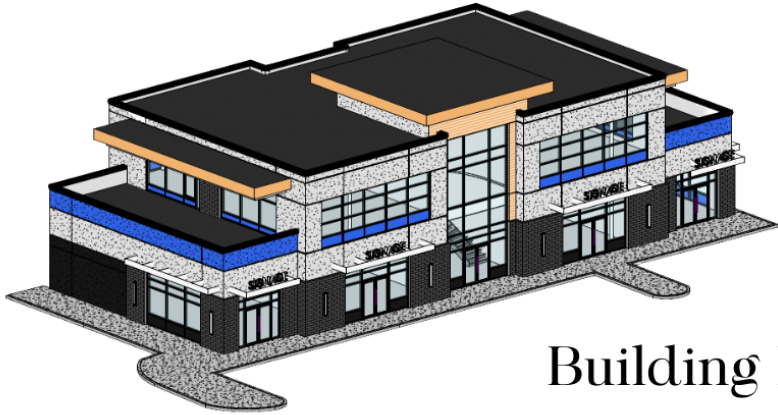
Q3 2024



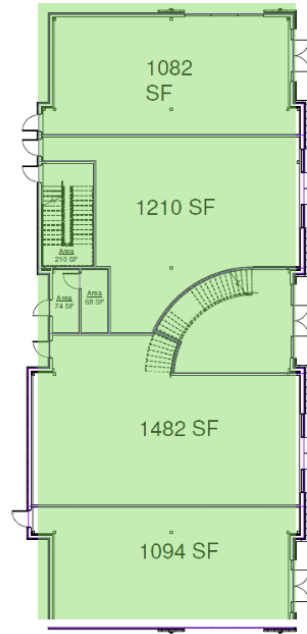
Commercial  
POLARIS



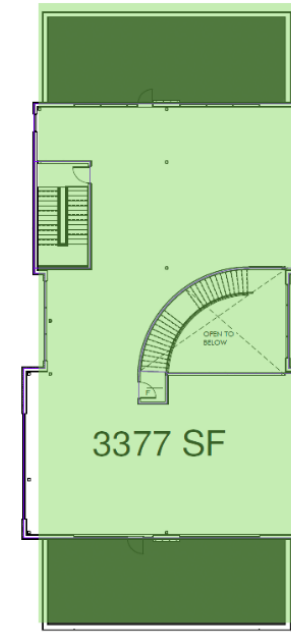
# SITE PLAN



Building B



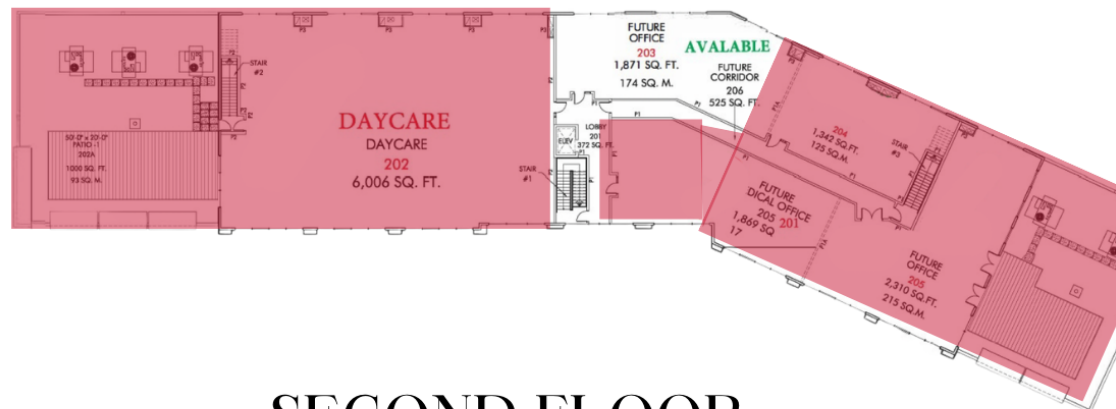
MAIN FLOOR



SECOND FLOOR



Building A



SECOND FLOOR



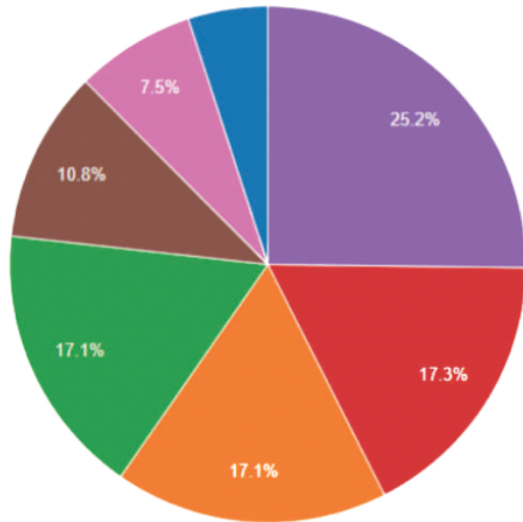
# AERIAL MAP



OVER 18,000  
VEHICLES  
PASSING DAILY  
  
(2020 EST)



# DEMOGRAPHIC



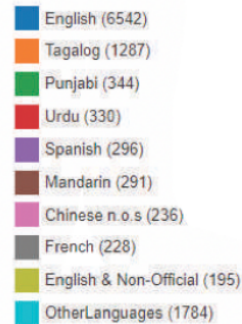
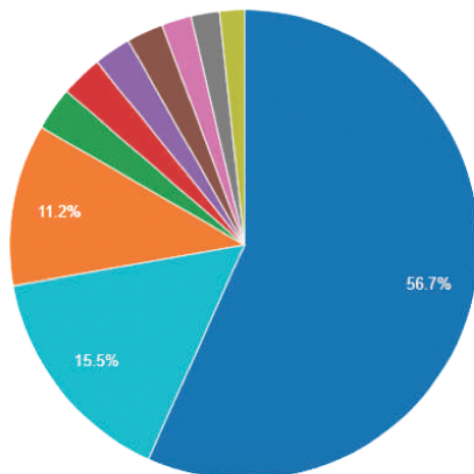
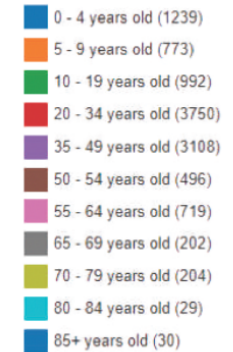
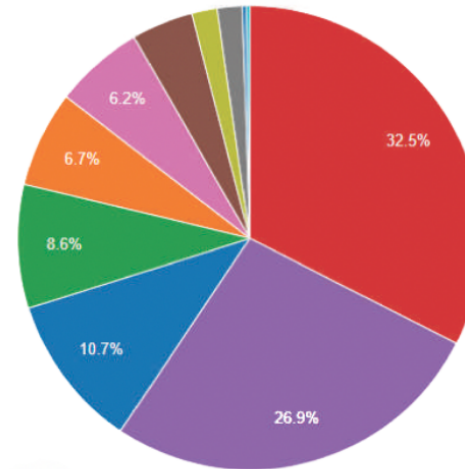
Population by Age Group

Population grouped according to age in the area containing the listing



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



Languages

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







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## CONTACT US

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