

PLAZA 34 - RETAIL CONDOS

9216 - 9222 34 AVE NW, EDMONTON AB



MaxWell
Commercial



ROMI SARNA AND
ASSOCIATES

FOR SALE & LEASE

PLAZA 34 - RETAIL CONDOS

LOCATION HIGHLIGHTS

- Located along 34 Ave NW, in Edmonton's growing southeast commercial corridor.
- High visibility on a busy commercial stretch with strong daytime traffic.
- Close proximity to major roadways: Whitemud Dr, Calgary Trail, and Anthony Henday Dr.

PROPERTY ADVANTAGE

- Basic rent from \$34.00 PSF
- Purchase price \$505.00 PSF
- Units 15 and 16 are available for sale
- Units 13 and 14 are available for lease.
- Units range from 1,682–2,816 sq. ft.
- Two units (9220 & 9222) can be combined or demised
- Immediate availability for owner-users or tenants

TRANSPORTATION LINKS

- Easy access to Whitemud Dr, 91 St, Gateway Blvd & Anthony Henday Dr.
- Surrounded by commercial activity and well-served by transit.
- Dedicated surface parking for customers & tenants.

SURROUNDING DEMOGRAPHICS

- Located in Parsons & Richfield area
- 41.5% population growth since 2016
- Median household income: \$94,153
- Unemployment rate: 6.7%
- In labour force: 70.9%
- Diverse ethnic makeup including South Asian, Filipino, Chinese, African Canadian

**COME JOIN OUR
GROWING COMMUNITY!**



AERIAL MAP



HOUSEHOLD INCOME & EMPLOYMENT



Median household income	\$72,000
Average household income	\$90,000
Unemployment rate	8.8%

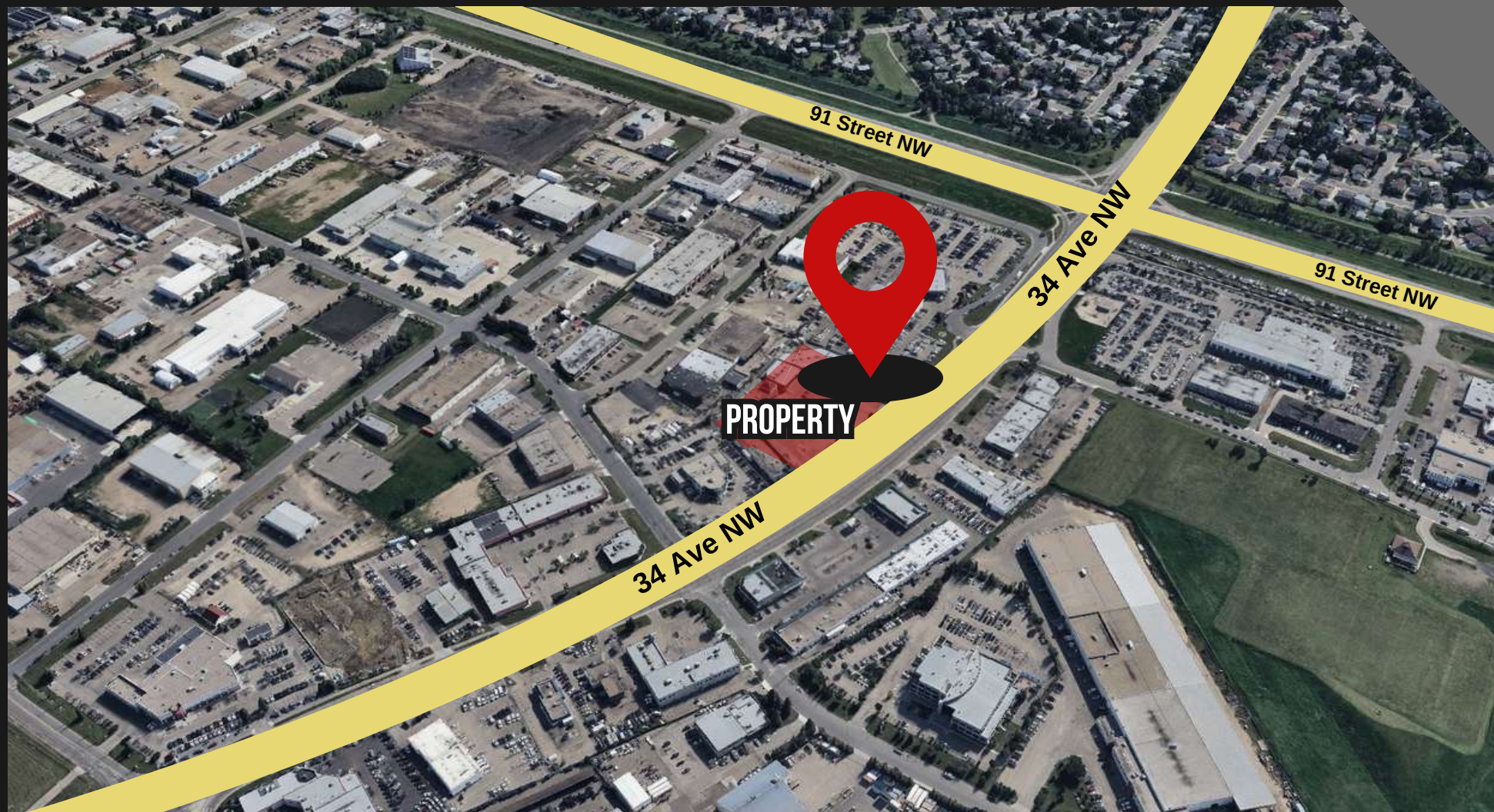
POPULATION



Total population	163,432
Households	58,557
Median age	36.8 years

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AERIAL MAP



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PROPERTY DETAILS

Starting Lease Rate	34.00 PSF
Operating Costs	\$16.00 PSF
Purchase Price	\$505 PSF
Transaction Type	For Sale and For Lease
Municipal Address	9216 - 9222 34 Ave NW, Edmonton AB
Year Built	1981
Zoning	General Commercial Zone (CG)

PROPERTY PHOTOS



SITE'S AERIAL VIEW



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CONTACT US

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