



**Come Join Shoppers,  
Starbucks & Shell Today!**

# PHASE 2 PRE-LEASING

# Alliance Centre Crystallina



Commercial



ROMI SARNA AND  
ASSOCIATES

6604 178 Avenue NW, Edmonton

The information contained herein was obtained 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.



**Welcome to CRYSTALLINA LANDING Phase 1 & 2! High-exposure retail condominium units from 1,100 sq.ft. Phase 1 (possession ready) with purchase and lease options available. Phase 2 (possession summer 2024) lease only available.**

**CB1 Zoning. Multiple bay sizes. Ideal for retail, office, medical, restaurant, and professional use. Located in Crystallina Nera, with fantastic exposure and ample parking. Join our growing community today!**

**Romi Sarna & Associates**

# AERIAL MAP

ANTHONY HENDAY DRIVE



URBAN FOREST  
NATURAL AREA



**SHOPPERS**  
DRUG|MART



**66 St NW**

**Building D**  
11,151 SF

**Building C**  
10,043 SF



**178 Ave NW**

**69A St**

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# PROPERTY DETAILS



Property Type/ Transaction Type: Phase 1 (Sale/Lease)  
 PHASE 2 (Lease only)

Address: 6604 178 Avenue NW, Edmonton

Land Use/Zoning: CB1

**LEASE    SALE (PHASE 1)**  
 Base Lease Rate @: Starting \$525 PSF

Starting @ \$40 PSF (Main Floor)    Condo Fees: \$4.50 PSF /Per Annum

\$30.00 PSF (Second Floor)

OP Cost: \$12.00 sq.ft/annum (EST 2023)

\*Includes property taxes, common area, maintenance insurance and management fees

## PERFECT FOR



RESTAURANTS



PROFESSIONALS



MEDICAL/HEALTHCARE



STUDIO



SHOPPING



VETERINARIAN



FINANCE



SMALL BUSINESSES

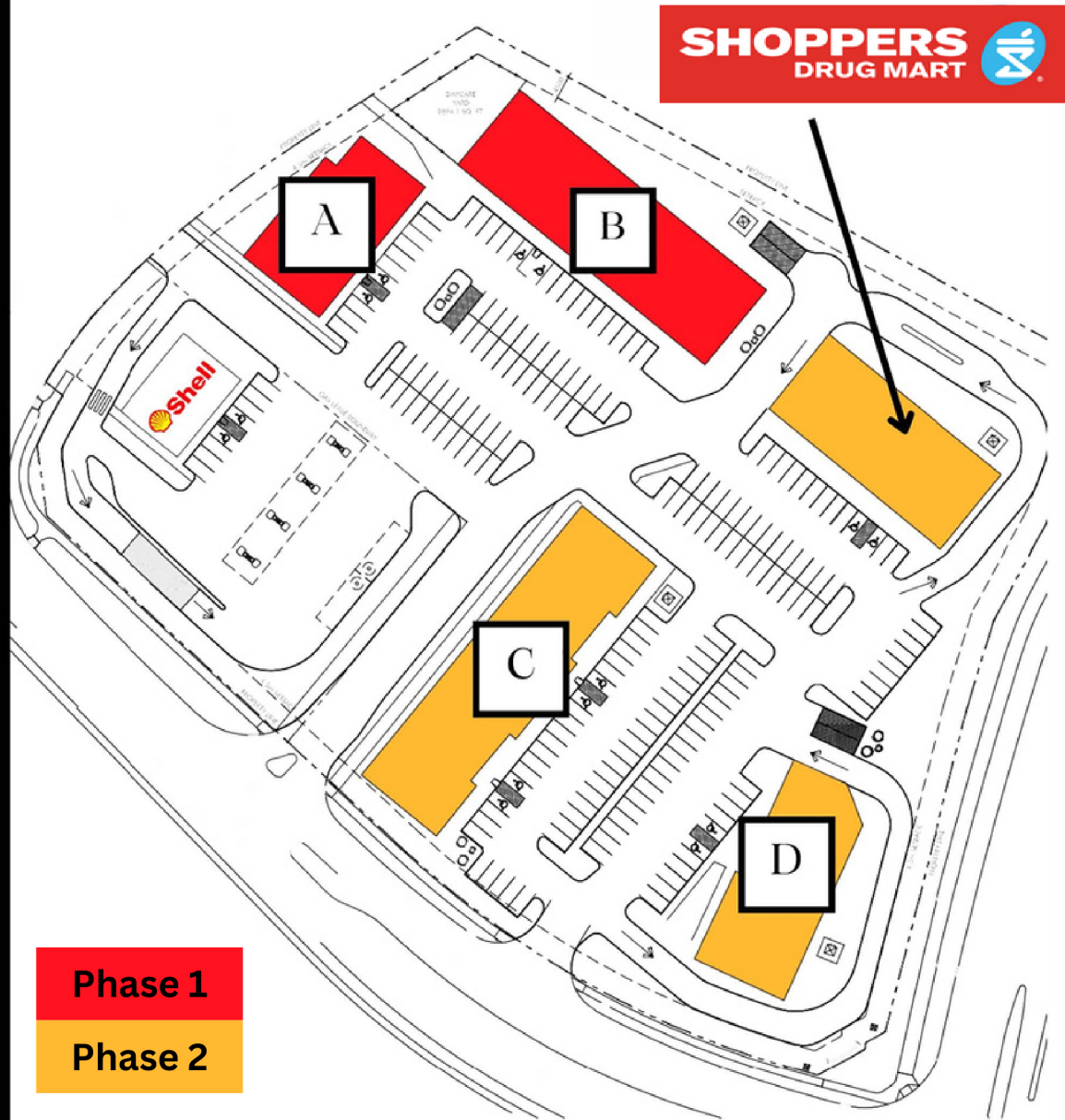
# SITE PLANS

**BUILDING A:  
SOLD/LEASED**

**BUILDING B:  
3 UNITS REMAINING  
1 UPPER AND 2 MAIN FLOOR**

**BUILDING C:  
UNITS AVAILABLE**

**BUILDING D:  
1 UNIT AVAILABLE**



**Phase 1**

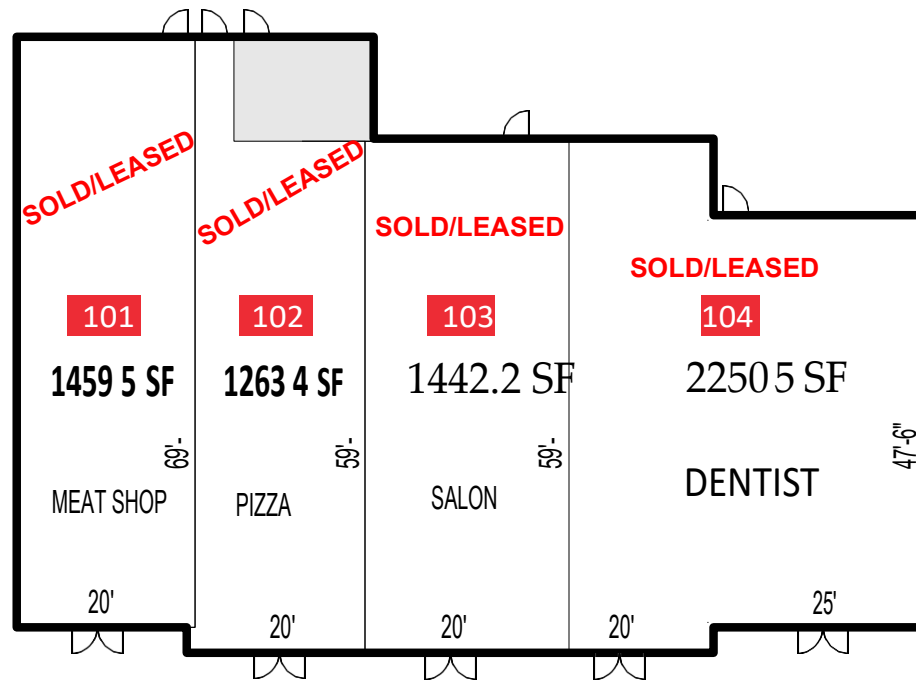
**Phase 2**

# BUILDING A



Artist conceptual rendering only.

## BUILDING A AVAILABILITY



MECHANICAL ROOM

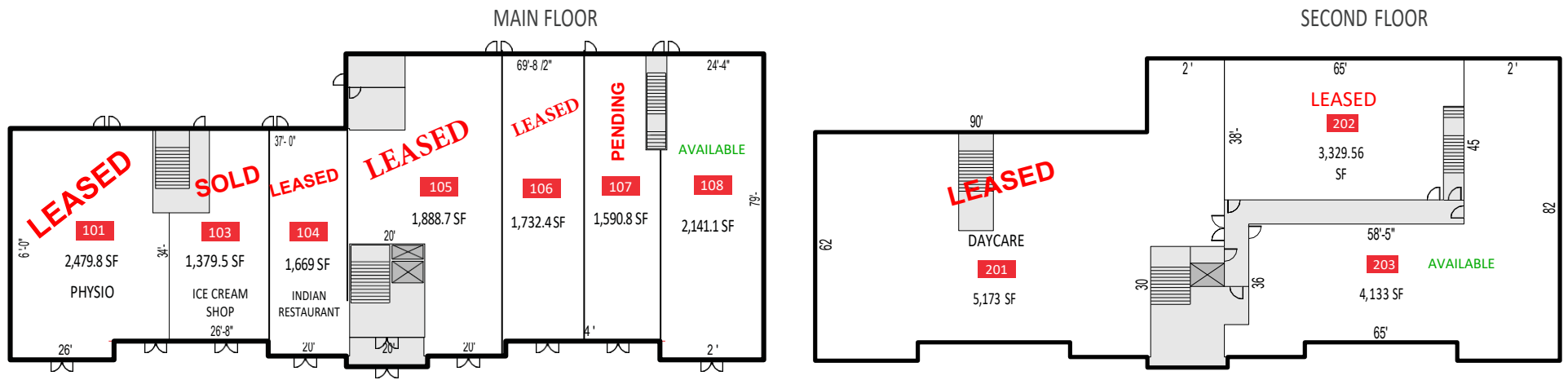
# BUILDING B



Artist conceptual rendering only.

## BUILDING B AVAILABILITY

### 2 STOREY



COMMON AREA/MECHANICAL ROOM
  ELEVATOR



# SITE PLANS

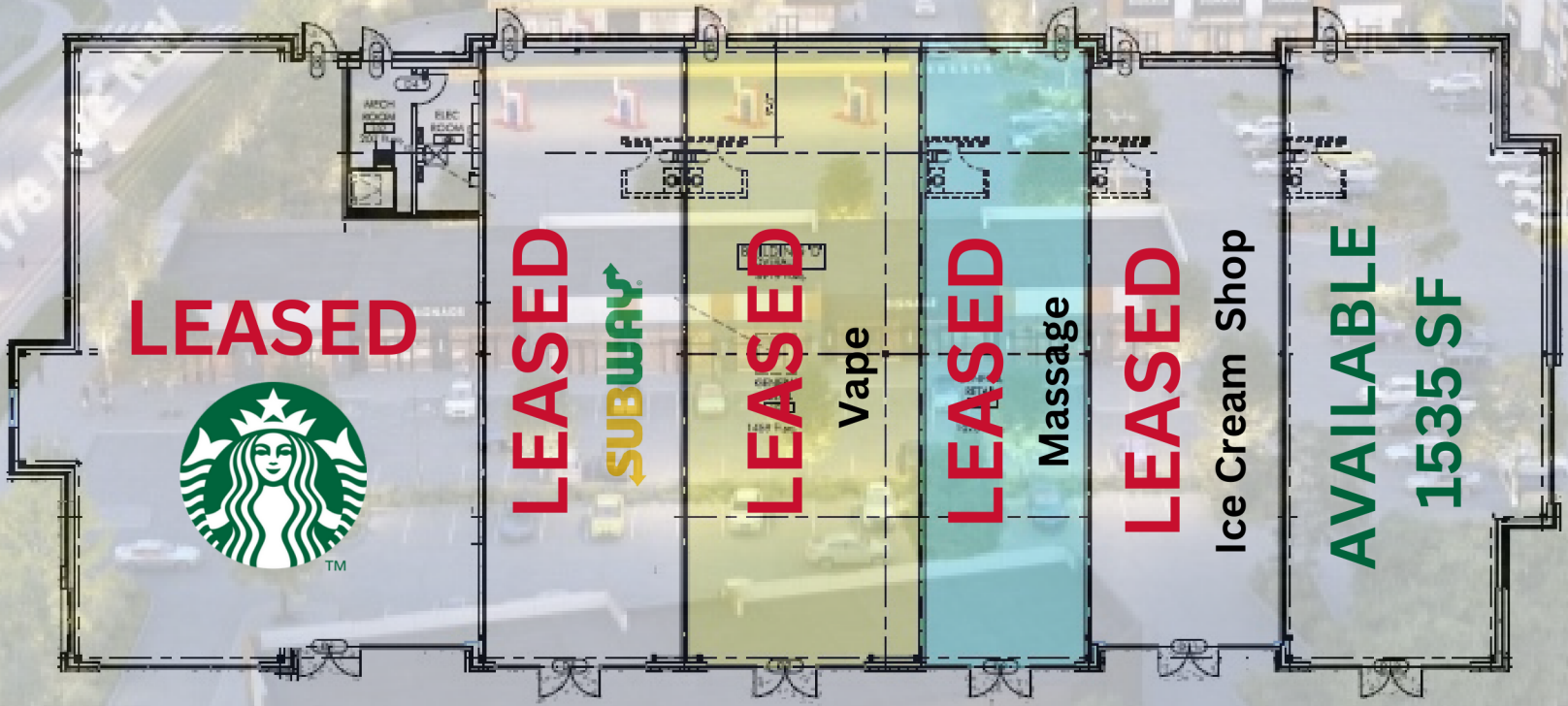
## Building C



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# SITE PLANS

## Building D



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ROMI SARNA  
AND  
ASSOCIATES

## Contact Us —————



4107 99 Street Edmonton



(780)-450-6300



[romi@romisarna.ca](mailto:romi@romisarna.ca)

