



**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





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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: CN

LEASE

Base Lease Rate:

Starting @ \$40 PSF (Main Floor)

\$30.00 PSF (Second Floor)

OP Cost: \$13.00 sq.ft/annum (EST 2023)

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

SALE (PHASE 1)

Starting \$552 PSF (Main Floor)

Condo Fees: \$4.50 PSF/Per Annum

PERFECT FOR



RESTAURANTS



PROFESSIONALS



MEDICAL/HEALTHCARE



STUDIO



SHOPPING



VETERINARIAN



FINANCE



SMALL BUSINESSES

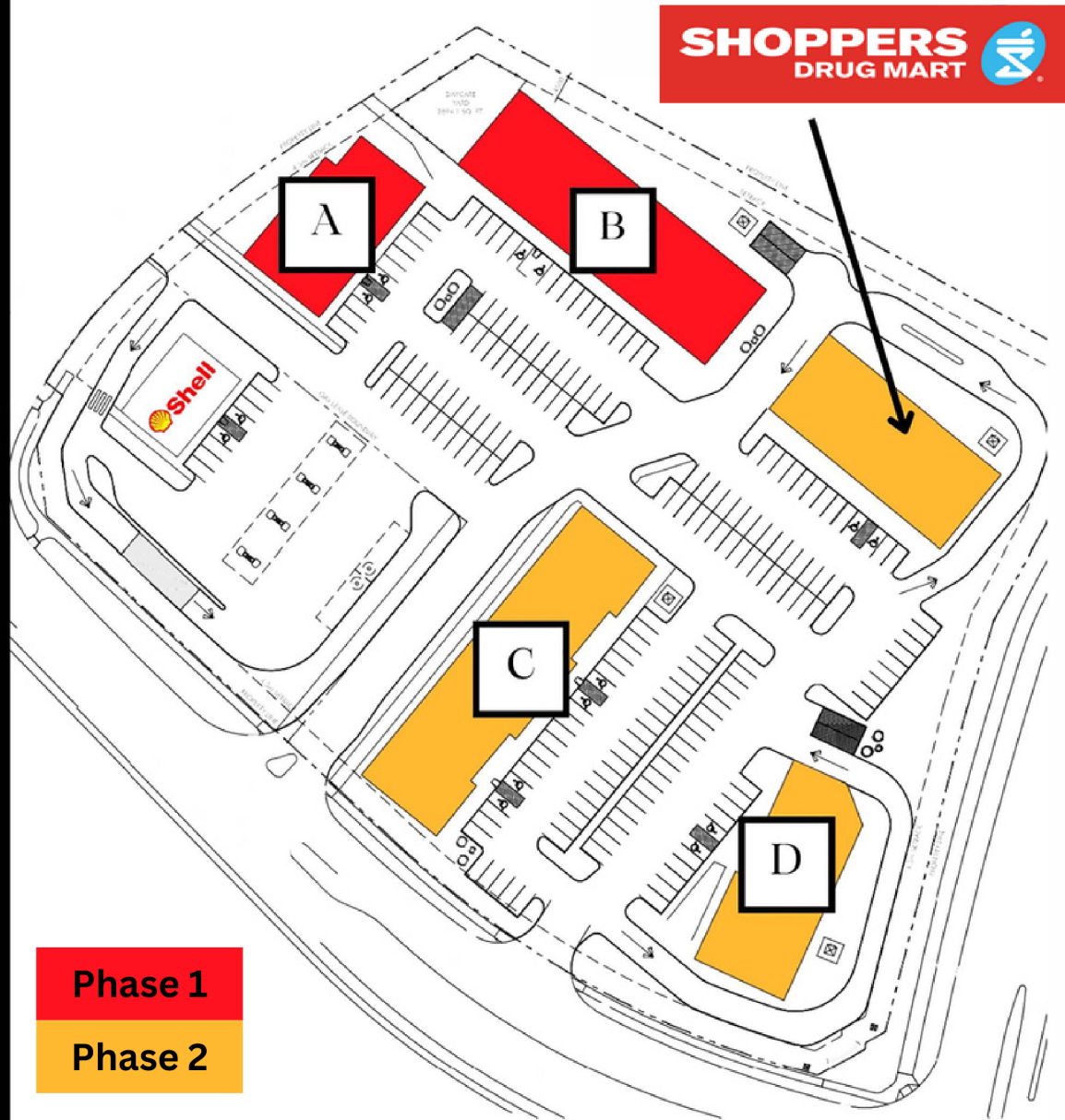
SITE PLANS

**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

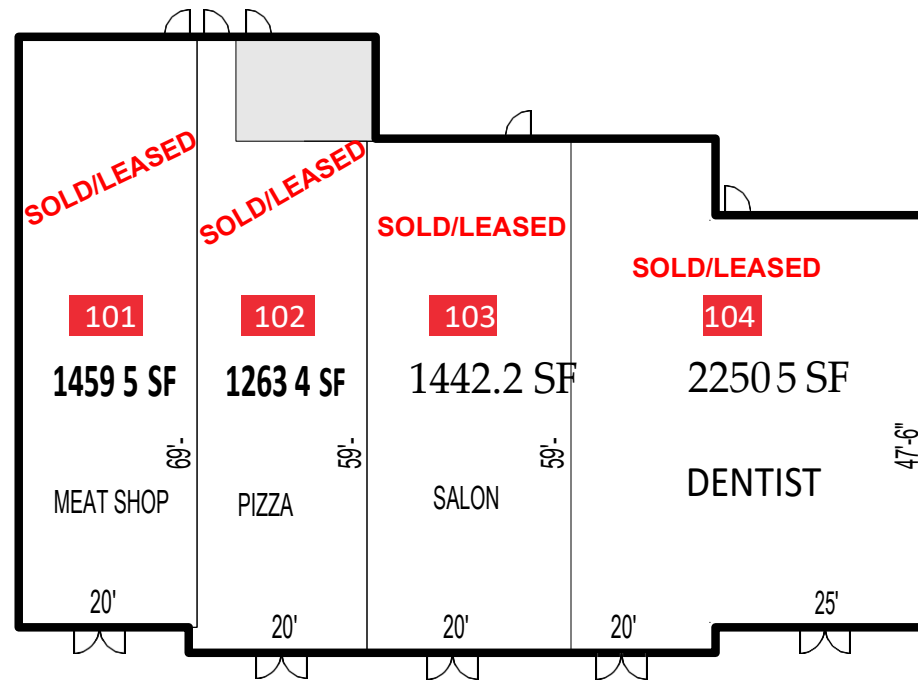
Phase 2

BUILDING A



Artist conceptual rendering only.

BUILDING A AVAILABILITY



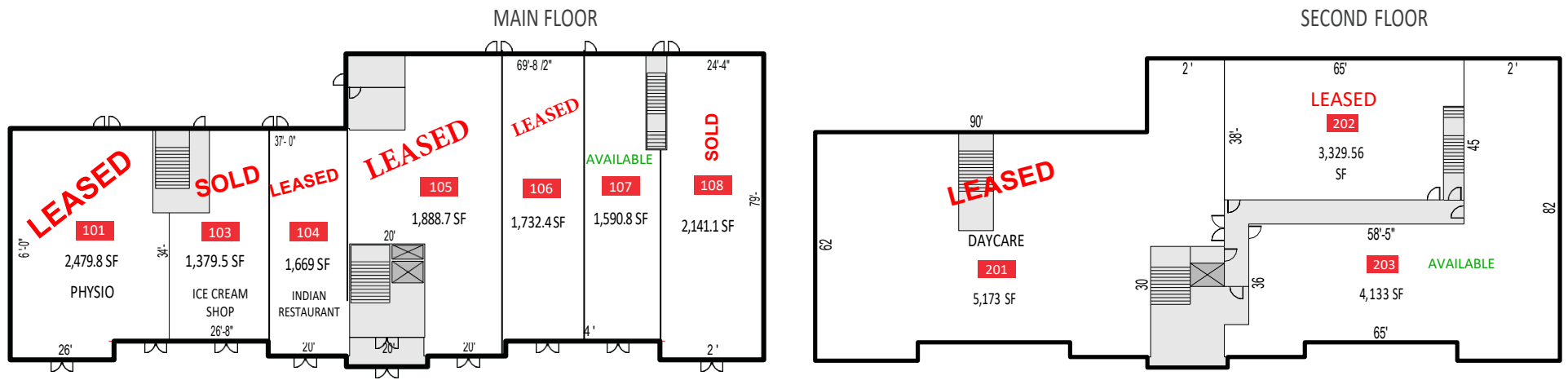
BUILDING B



Artist conceptual rendering only.

BUILDING B AVAILABILITY

2 STOREY



COMMON AREA/MECHANICAL ROOM ELEVATOR

SITE PLANS

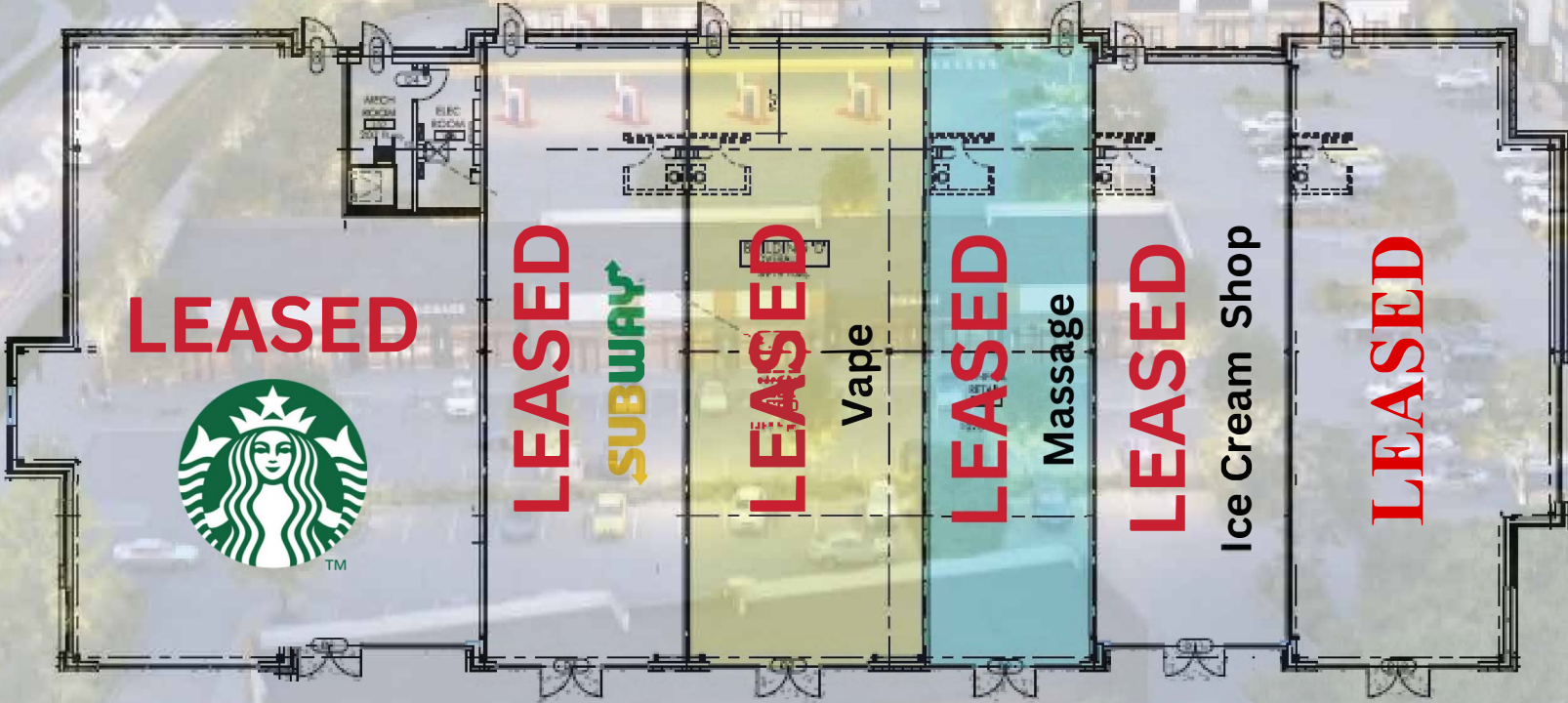
Building C



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SITE PLANS

Building D



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ROMI SARNA
AND
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