

FOR LEASE

DISTRICT 23

9204 - 23 Avenue NW, Edmonton, AB



EXCITING NEW DEVELOPMENT ALONG EDMONTON'S PRIMARY RETAIL CORRIDOR

Ben Volorney

Principal

+1 780 909 5810

ben.volorney@avisonyoung.com

Emma Anderson

Associate, Brokerage Services

+1 587 416 3022

emma.anderson@avisonyoung.com



**AVISON
YOUNG**

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DISTRICT 23

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District 23 is a premier new commercial destination located within the Parsons Industrial area, a rapidly developing commercial district near major transportation routes such as Gateway Boulevard, Calgary Trail, and Anthony Henday Drive. Surrounded by established residential communities, employment centres, and growing commercial and industrial developments, District 23 is a convenient and well-connected centre designed to serve the daily needs of South Edmonton residents and commuters.

Legal Description: Lot 11A; Block 15; Plan 2320342

Site Area: 3.3 Acres

Availabilities: Bay 4A: 4,320 sf
Bay 4B: 1,135 sf
Bay 4C: 1,235 sf
Bay 4D: Pending

Timing: Immediate

Zoning: BE - Business Employment

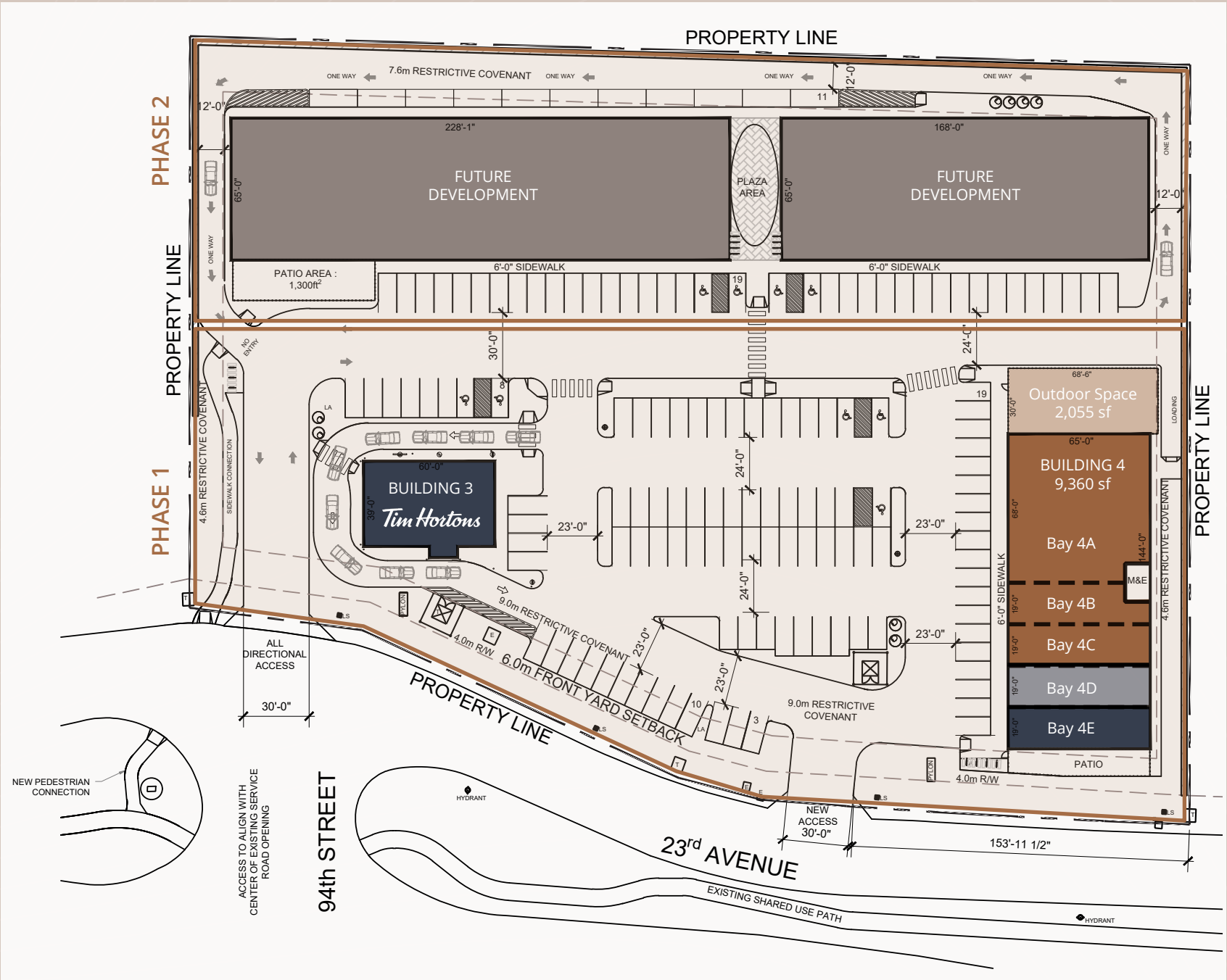
Parking: 144 stalls

Signage: Pylon signage available

Op. Costs: \$15.00 psf (2026 estimate)



PROPERTY OVERVIEW



Future Development	BUILDING 3		BUILDING 4	
	Tim Hortons		4A 4,320 sf	4C 1,235 sf
	Leased		4B 1,135 sf	4D Pending
Pending			4E Ralph's Fried Chicken	

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PROPERTY HIGHLIGHTS

Inline bays available starting from 1,135 sf

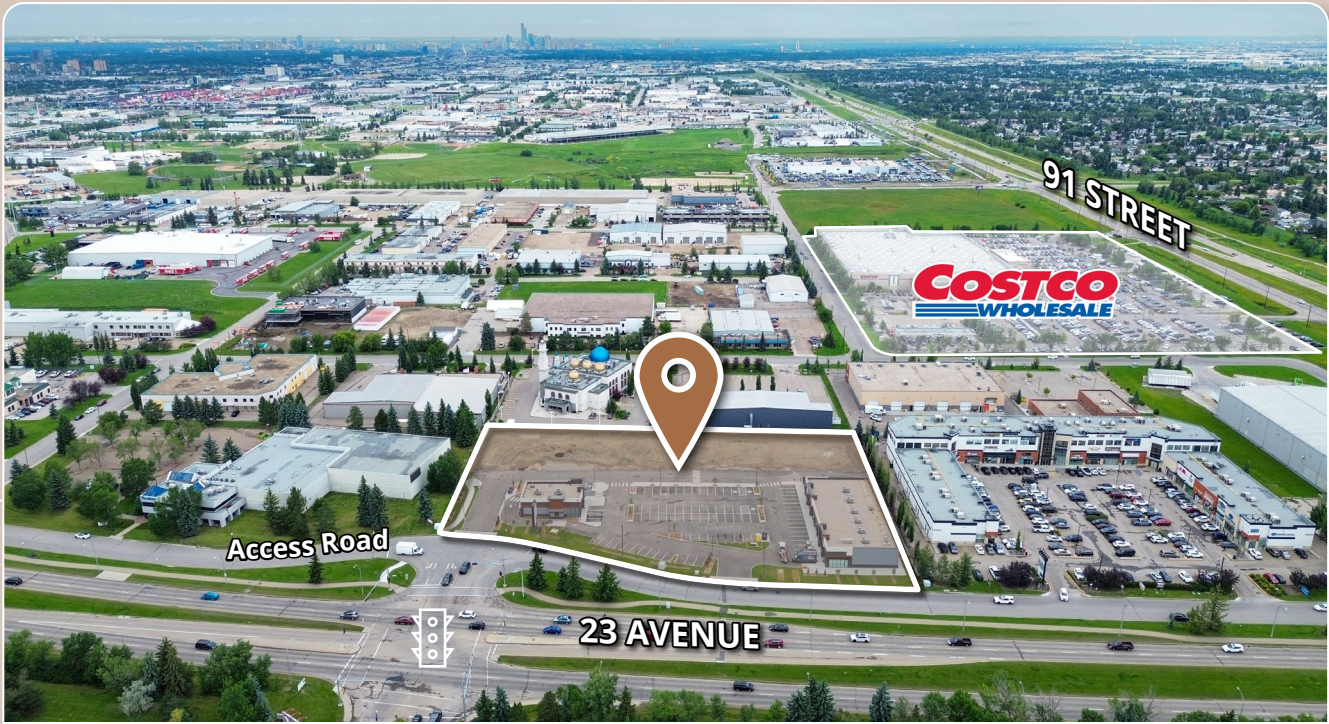


In close proximity to South Edmonton Common, Edmonton Research Park, and Anthony Henday Drive

4,320 sf end-cap available with 2,055 sf fenced outdoor space

Capitalize on the draw from nearby Costco Wholesale

Excellent positioned, benefitting from high traffic counts along 23 Avenue (26,808 VPD) & 91 Street (34,532 VPD)



DAYCARE OPPORTUNITY AVAILABLE

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LOCATION OVERVIEW



DEMOGRAPHICS WITHIN 5KM

188,453

Population

67,469

Households

\$116,582

Average Household Income

49

Median Age



DRIVE TIMES

2 mins

South Edmonton Common

3 mins

Gateway Boulevard

4 mins

Anthony Henday Drive

6 mins

Whitemud Drive

18 mins

Leduc

20 mins

Downtown

GET IN TOUCH

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avisonyoung.com

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