

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



The information contained herein was contained 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.

SITE'S AERIAL VIEW



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