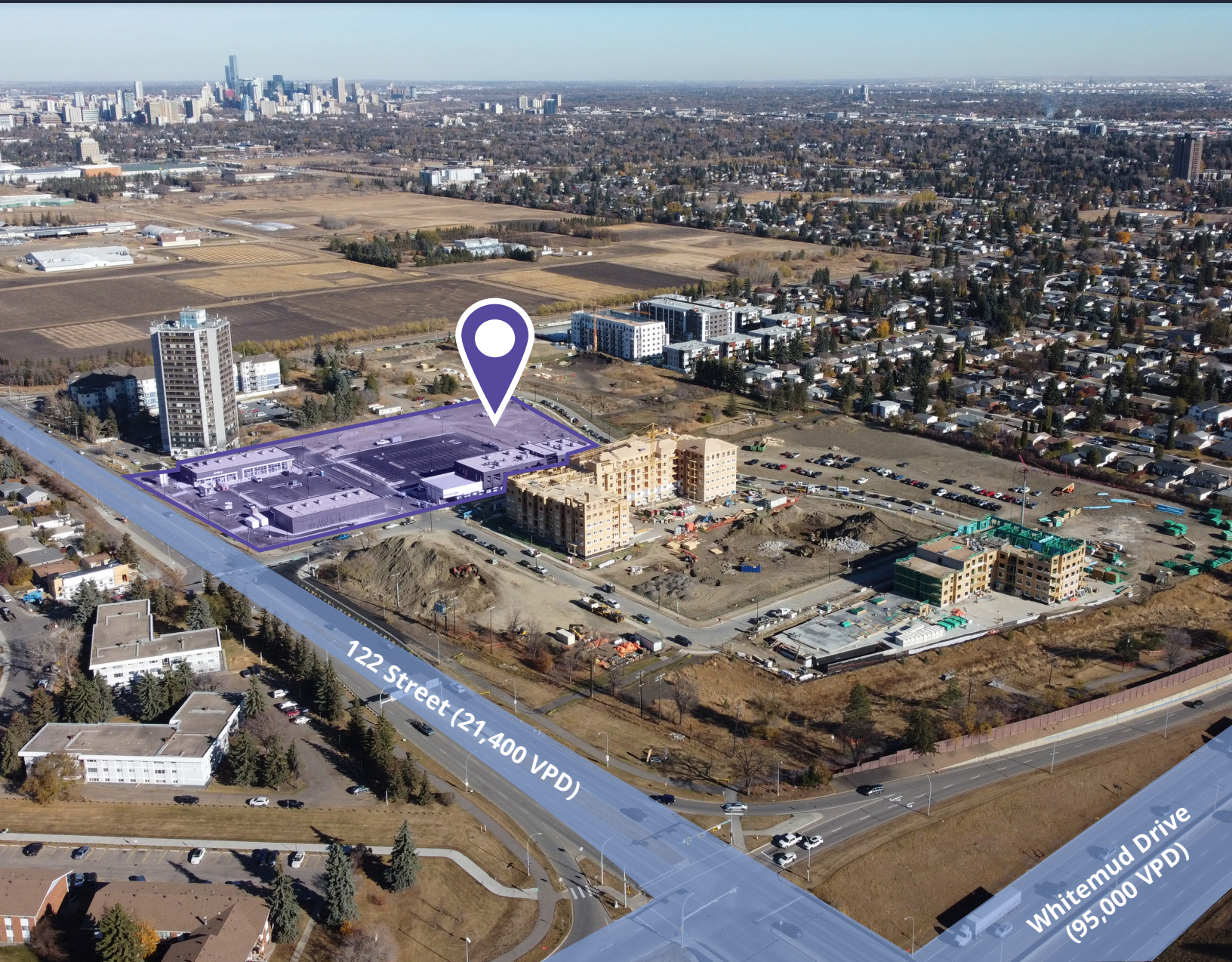




Michener Park Square

6 Acre Retail Development Now Available!



122 Street (21,400 VPD)

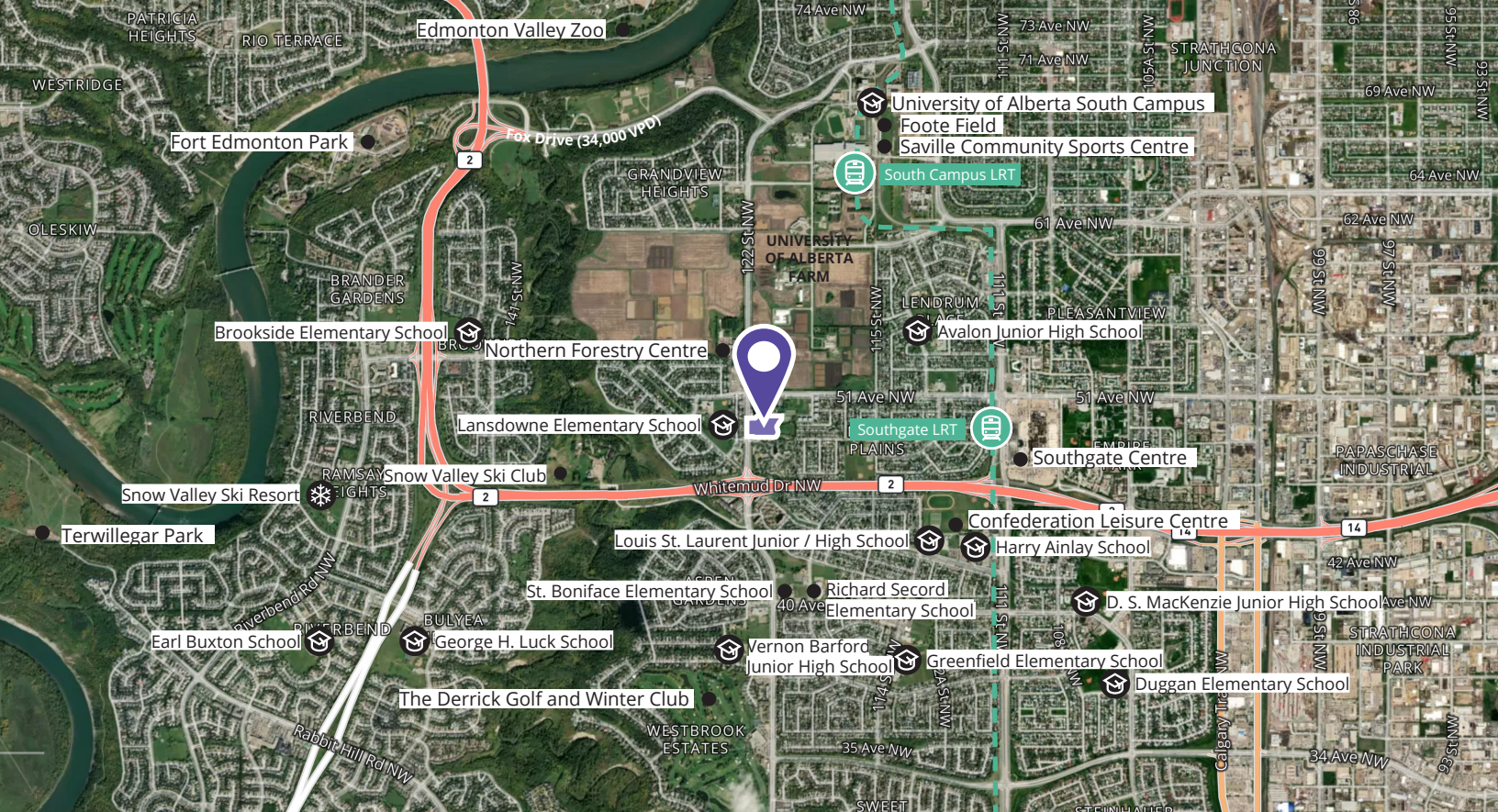
Whitemud Drive
(95,000 VPD)

Get more information

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Michener Park Square

 101 Michener Park NW

Available Immediately
Limited Space Remaining



Trade Area Demographics (5km)



Population
150,513



Households
59,967



Vehicles per day
95,000 (Whitemud Drive)
21,400 (122 Street)



Average household income
\$152,223



Population change (2021-23)
7.4%

Demographics: Within 5km, 2023

Traffic: 2022 Annual Average Weekday Traffic Report, City of Edmonton

Retail For Lease

Michener Park

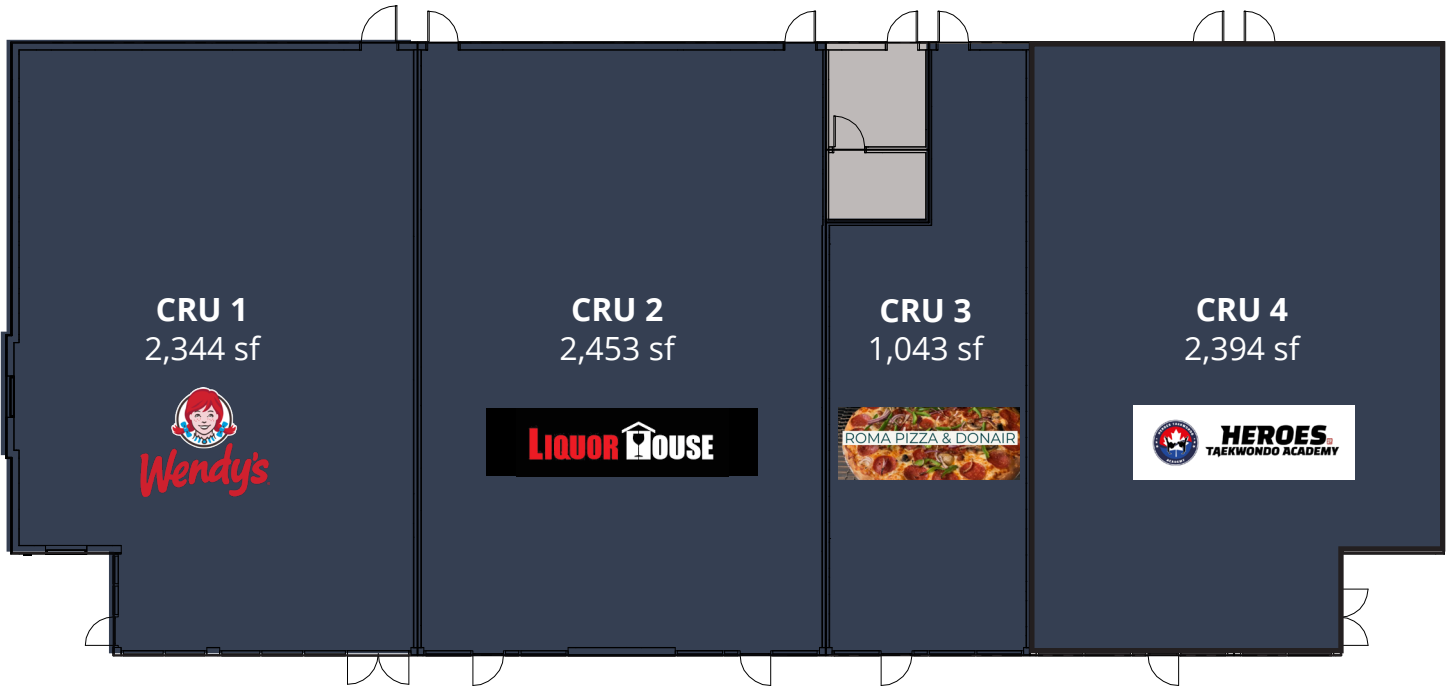


1,256 SF Patio Opportunity Available

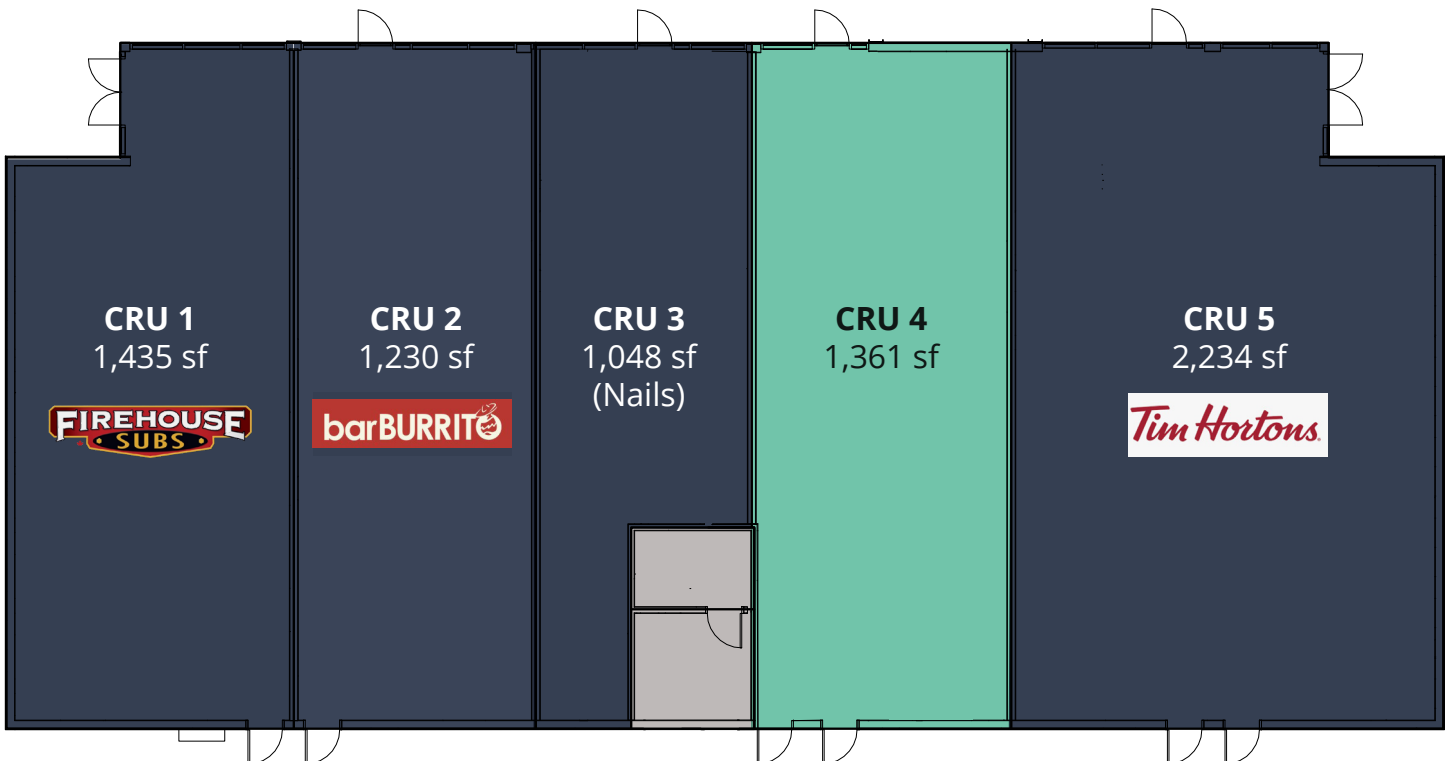
Legal Description:	Plan 2422229, Block 1, Lot 3
Site Size:	6.01 Acres (commercial portion)
Lease Rate:	Market
Additional Rent:	\$18.37/SF (2026 estimate)
Area Available:	CRU: 1,029 - 3,189 SF Anchor: 8,000 - 25,000 SF
Available:	Immediately
Zoning:	CG - Commercial General

Building A

 Available  Leased
 Pending

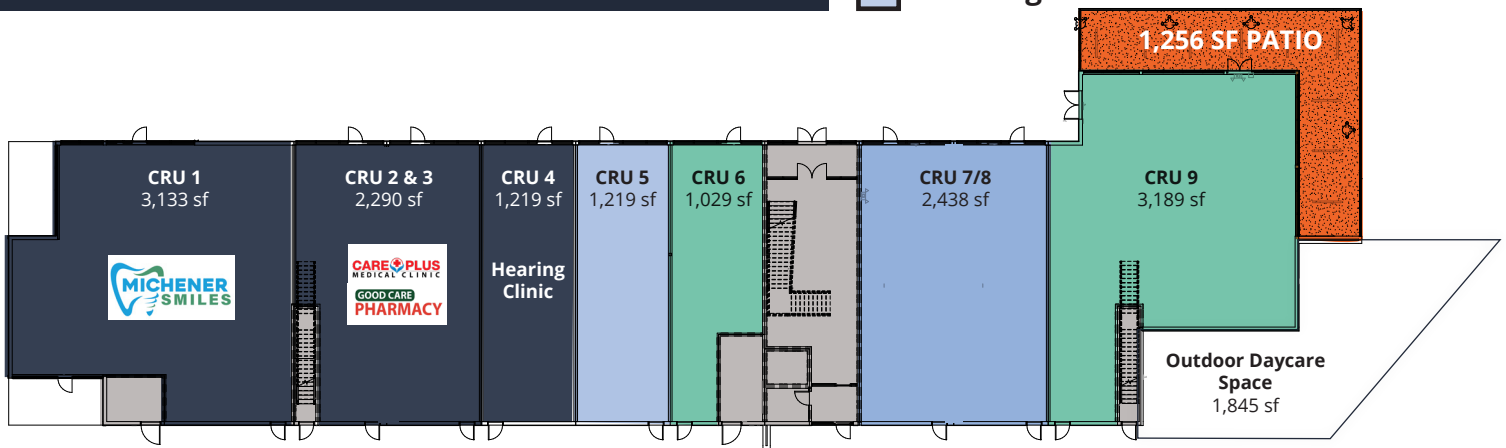


Building B

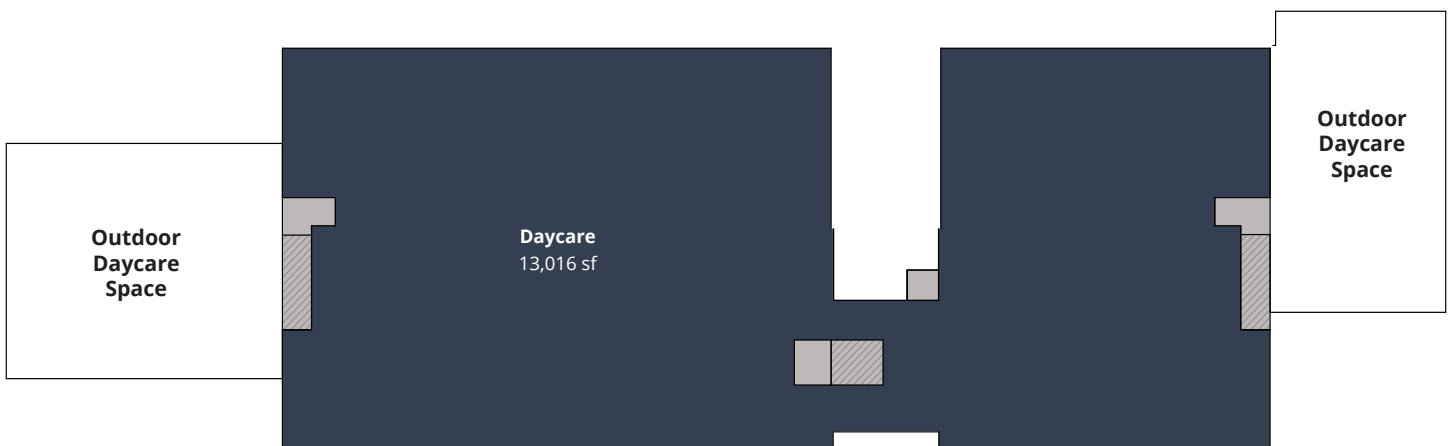


Building E - Main Floor

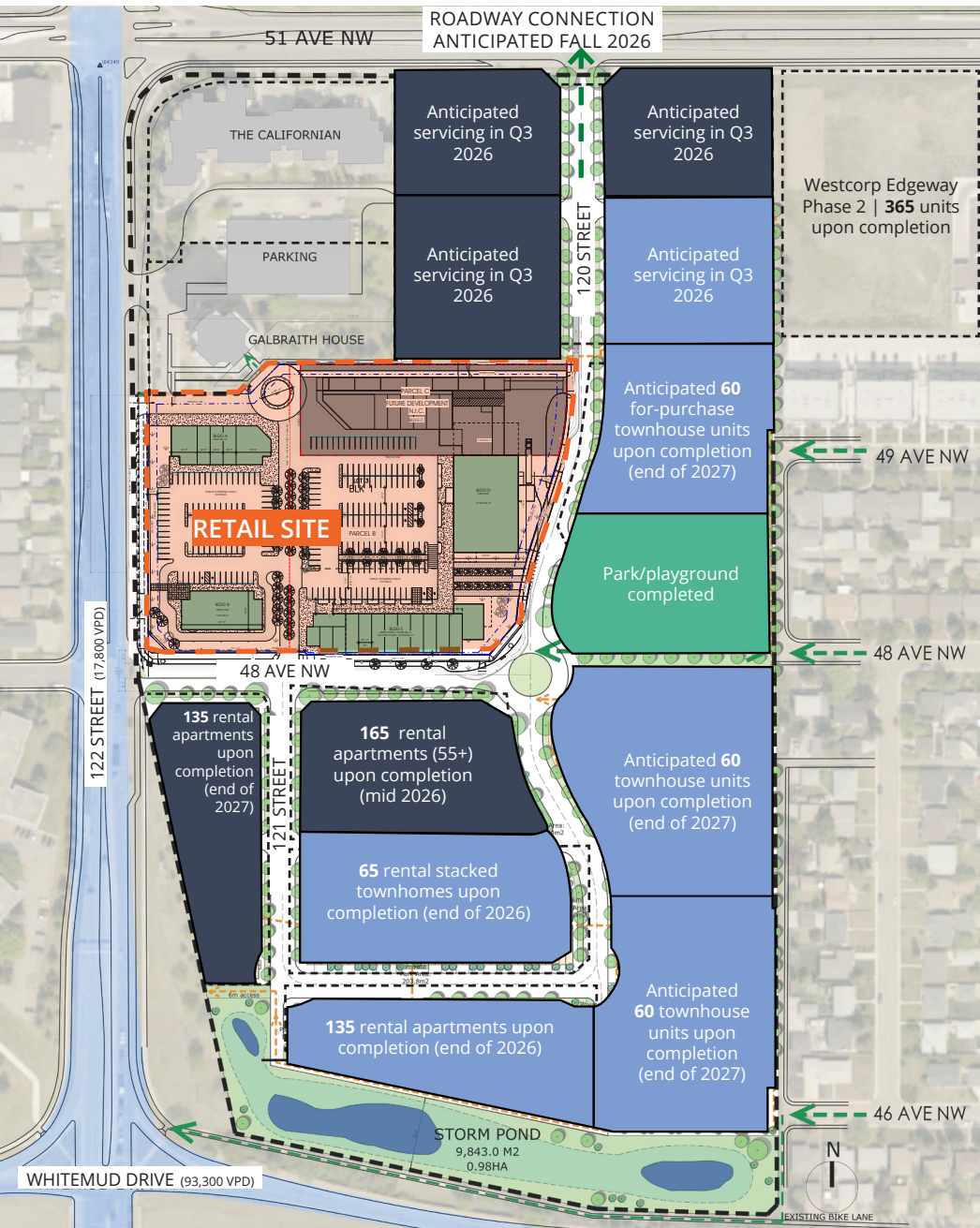
Available Leased
Pending



Building E - Second Floor



ESTIMATED 3,000+ RESIDENTS UPON FULL BUILD OUT OF 31.95 ACRE DEVELOPMENT



- Medium Scale Residential (RM h23)
- Medium Scale Residential (RM h16)
- Park & Open Space
- General Commercial



About University of Alberta Properties Trust

The University of Alberta Properties Trust was incorporated in 2015 to manage land and development on behalf of the university, and to transfer all net revenues to the UofA Board of Governors. Their master plan, their land use designations, and their development moves in harmony with the long range development plan of the University of Alberta and the City of Edmonton. The work of the trust abides by smart growth design principles, embracing social, environmental, architectural and economic goals.

About the Project

Michener Park opened in November, 1967 and was designated as a University of Alberta residence for couples and students with families. This unique community was home to thousands of people from around the world for over 50 years. The redevelopment will include innovation in urban design and the achievement of urban excellence, inclusion of broad community aspirations and identity, social, environmental, and economic sustainability and resilience.

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Michener Park Square



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