



FOR SALE

3,792 SF Modern Commercial Condominium Space

JEWEL OF GRIESBACH

5304 & 5306 Admiral Girouard St NW, Edmonton, AB

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FOR SALE
3,792 SF of Contiguous Space, Modern Construction

Located within the Jewel of Griesbach — a modern, purpose-built commercial condominium complex in North Edmonton’s award-winning Griesbach community — 5304 & 5306 Admiral Girouard Street NW offers 3,792 SF of contiguous commercial space built in 2024. The development features high-quality finishes, elegant landscaping, and a boutique atmosphere designed for medical, retail, and professional service tenants. Anchored by Mokha Coffee House, the complex benefits from consistent daily foot traffic and strong community draw. Positioned near the 97 Street and 137 Avenue retail node — one of North Edmonton’s busiest intersections — the property enjoys excellent accessibility and surrounding neighbourhood density. General Commercial zoning supports a wide range of uses including medical, dental, professional offices, and specialty retail. With no dividing wall between the two units, the space functions as a single open footprint, offering flexibility for owner-users or investors.

PROPERTY DETAILS

Municipal Description	5304 & 5306 Admiral Girouard St NW, Edmonton, AB
Legal Description	Plan 2321252, Unit 6 and Unit 7
Zoning	General Commercial
Unit Size	3,792 SF (Contiguous)
Sale Price	\$2,090,000
Property Taxes (2025)	\$51,468.00 (\$13.57 PSF/yr)
Condo Fees (2025)	\$1,916.85/month (\$6.06 PSF/yr)



5 mins
 TO YELLOWHEAD TRAIL

10 mins
 TO ANTHONY HENDAY DRIVE

15 mins
 TO DOWNTOWN EDMONTON

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DEMOGRAPHICS WITHIN 3KM

**75,000-
80,000**
POPULATION

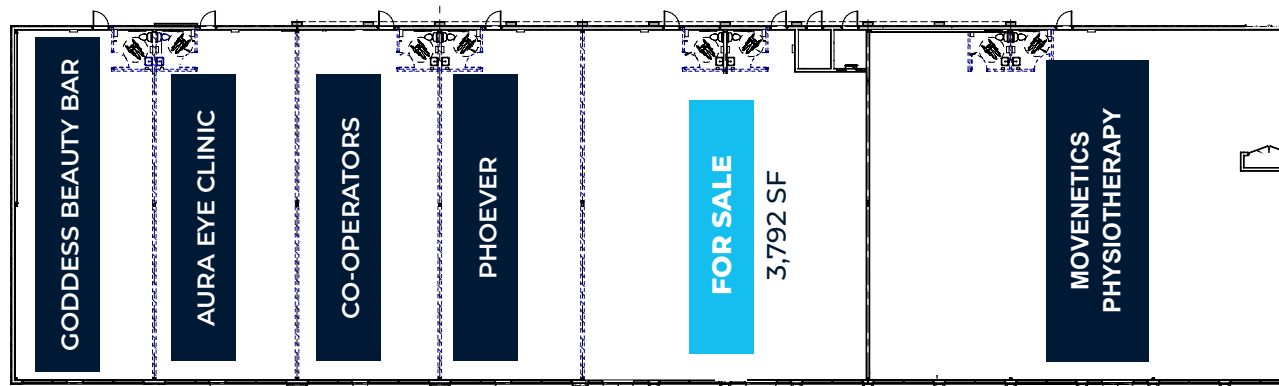
**30,000-
33,000**
HOUSEHOLDS

**\$103,000-
\$110,000**
AVERAGE
HOUSEHOLD
INCOME

36-39
MEDIAN AGE

76,000+
VEHICLES
PER DAY

SITE PLAN



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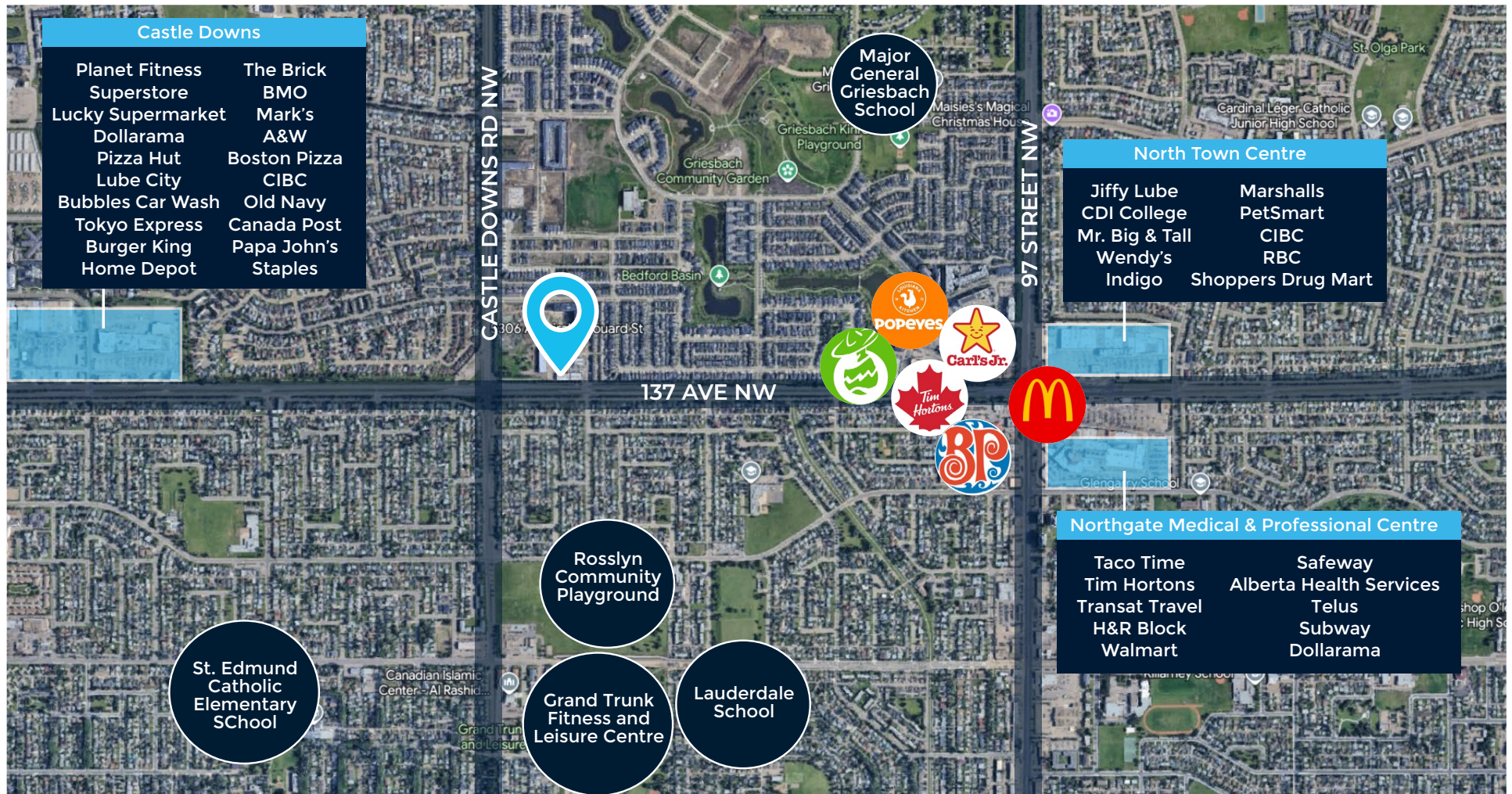
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SABLE REALTY

ABOUT GRIESBACH

Griesbach is one of Edmonton's most distinctive and award-winning master-planned communities, developed on the historic grounds of the former CFB Griesbach military base. Designed with principles of smart growth and new urbanism, the neighbourhood features attractive streetscapes, parks, lakes, walking trails, and a two-acre community garden – all reflecting a deep respect for its military heritage. The community holds a LEED-ND Gold Certification, the first in Edmonton to receive this designation, and is home to a strong owner-occupier base of families and professionals. At full build-out, Griesbach is projected to house approximately 13,700 residents, making it one of the fastest-growing neighbourhoods in North Edmonton.



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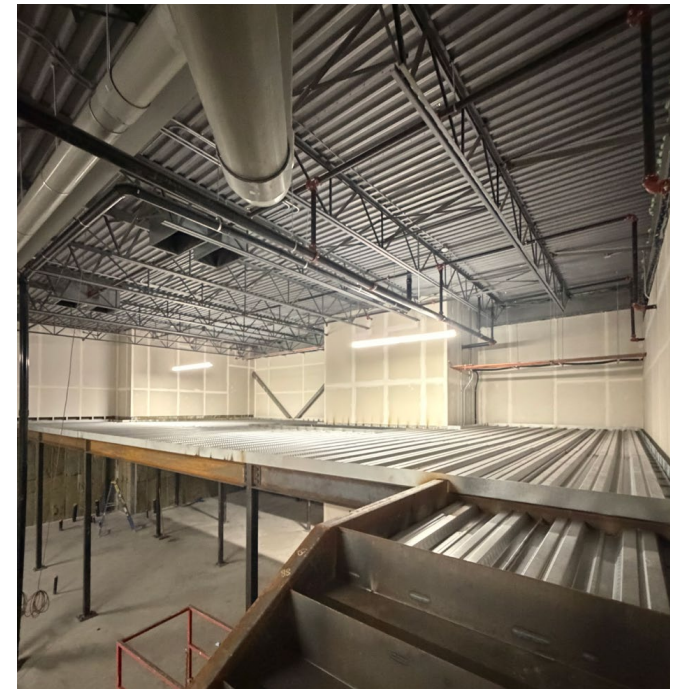
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GET MORE INFORMATION

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