

**FOR SALE
OR LEASE**

Two Units of Retail/Professional Space in the Heart of North Edmonton

THE JEWEL

5366 & 5368 Admiral Girouard Street, Edmonton AB

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The Jewel of Griesbach is a General Commercial-zoned medical, retail, and professional plaza in the heart of North Edmonton, anchored by Jewel Park, a landscaped waterfall and garden gathering space. Unit 5366 (2,395 SF) and Unit 5368 (1,960 SF) are available together or individually, for sale or lease. New multi-family development is bringing thousands of new residents right to this block:

49th Battalion Apartments — 130 suites, opened 2025, on Admiral Girouard Street itself

Cadence at Griesbach — 255 suites, nearby on 137 Avenue

The Legacy at Griesbach — 222 suites nearby on 137 Avenue

Aspera — 85 units, 4-storey, recently built, on Ad Astra Boulevard

Village at Griesbach Row Housing — 55 units, approved for construction

Village at Griesbach Apartment Project — 300 units, approved for construction

Established neighbours include Jewel Medical Clinic and Pharmacy, Prime Medical Clinic, Revive RN, Glenwood Radiology, Moventics Physiotherapy, and Mokha Coffee House. The property benefits from excellent exposure on Admiral Girouard Street and 137 Avenue (roughly 29,000 vehicles per day), plus ample on-site parking.

PROPERTY DETAILS

UNIT 5366

Municipal Description	5366 Admiral Girouard Street NW, Edmonton, AB
Legal Description	Condominium Plan 2321252, Unit 29
Zoning	General Commercial
Unit Size	2,395 SF, main floor
Status	Available for Sale and for Lease
Base Rent	Market
Additional Rent	\$19.63 PSF
Sale Price	\$1,317,250 (\$550 PSF)
Condo Fees	\$1,209.48/month (\$6.06 PSF/year)
Taxes	TBC
Possession	Immediately

5 mins

TO YELLOWHEAD TRAIL

10 mins

TO ANTHONY HENDAY DRIVE

15 mins

TO DOWNTOWN EDMONTON

UNIT 5368

Municipal Description	5368 Admiral Girouard Street NW, Edmonton, AB
Legal Description	Condominium Plan 2321252, Unit 30
Zoning	General Commercial
Unit Size	1,960 SF, main floor
Status	Available for Sale and for Lease
Base Rent	Market
Additional Rent	\$19.63 PSF
Sale Price	\$1,078,000 (\$550 PSF)
Condo Fees	\$989.80/month (\$6.06 PSF/year)
Taxes	TBC
Possession	Immediately

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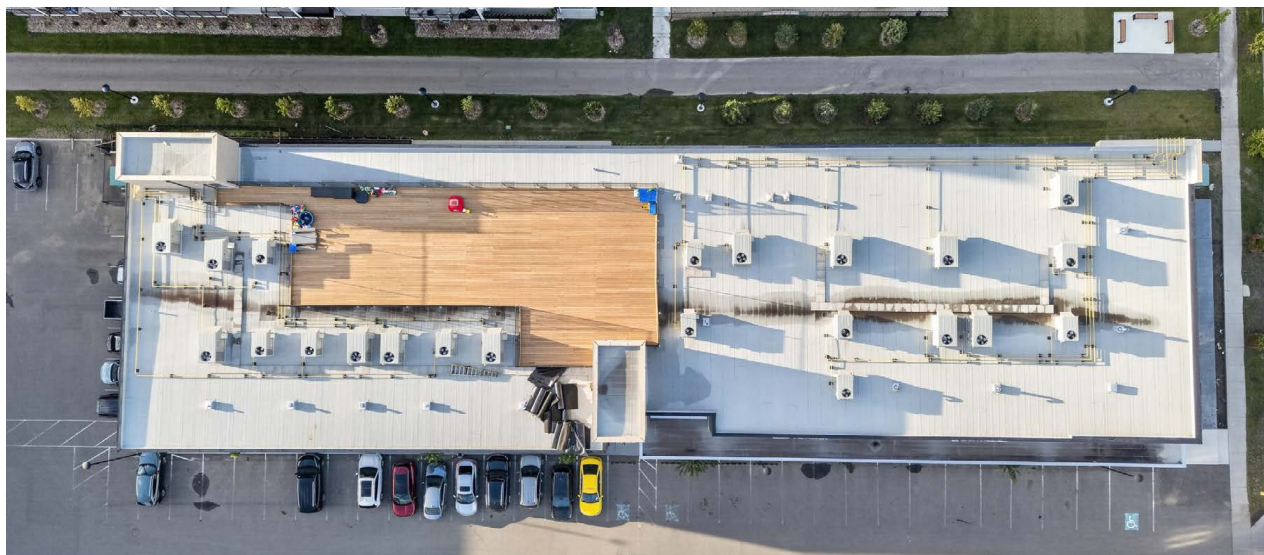
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DEMOGRAPHICS WITHIN 3KM

**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

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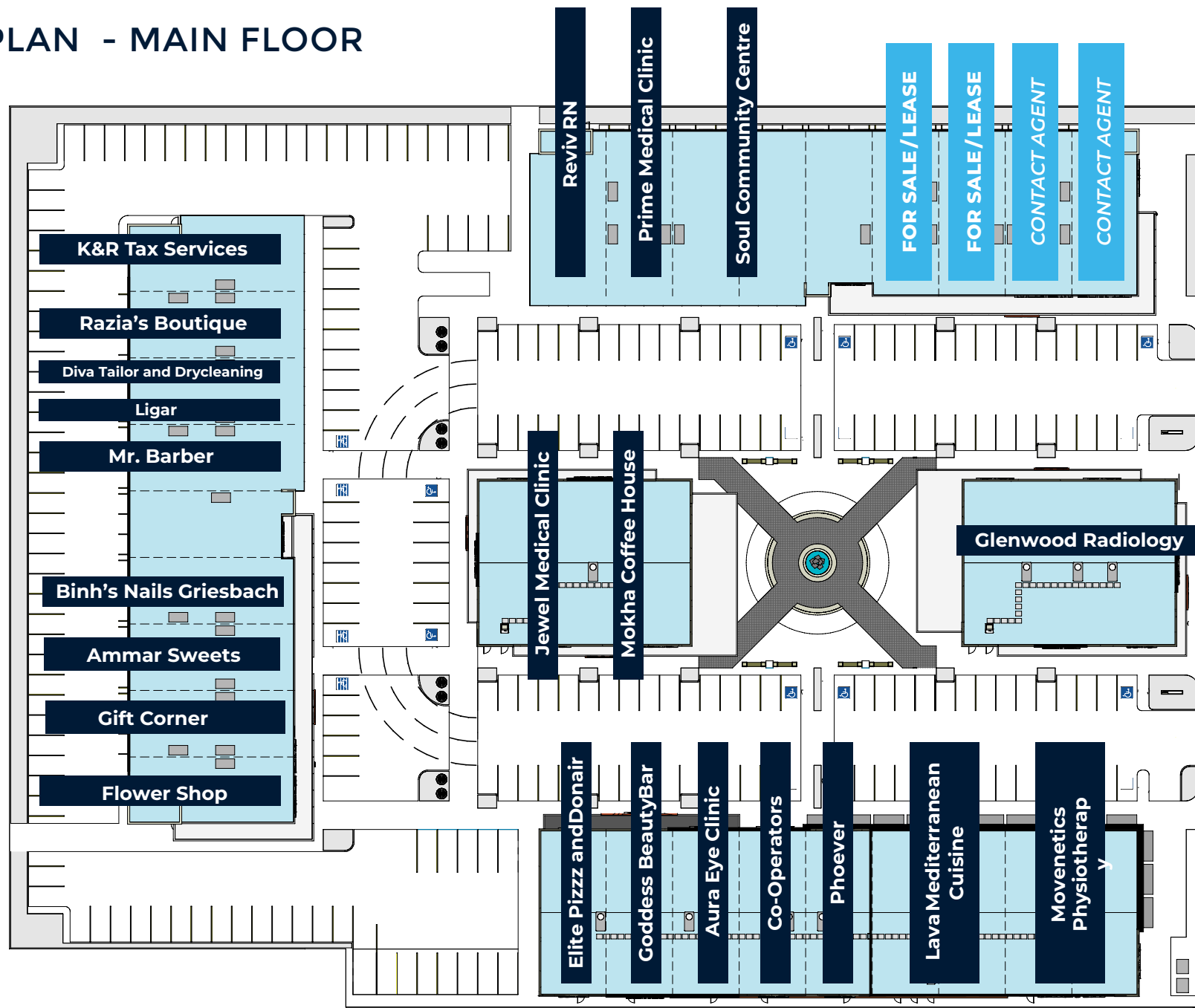
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SITE PLAN - MAIN FLOOR



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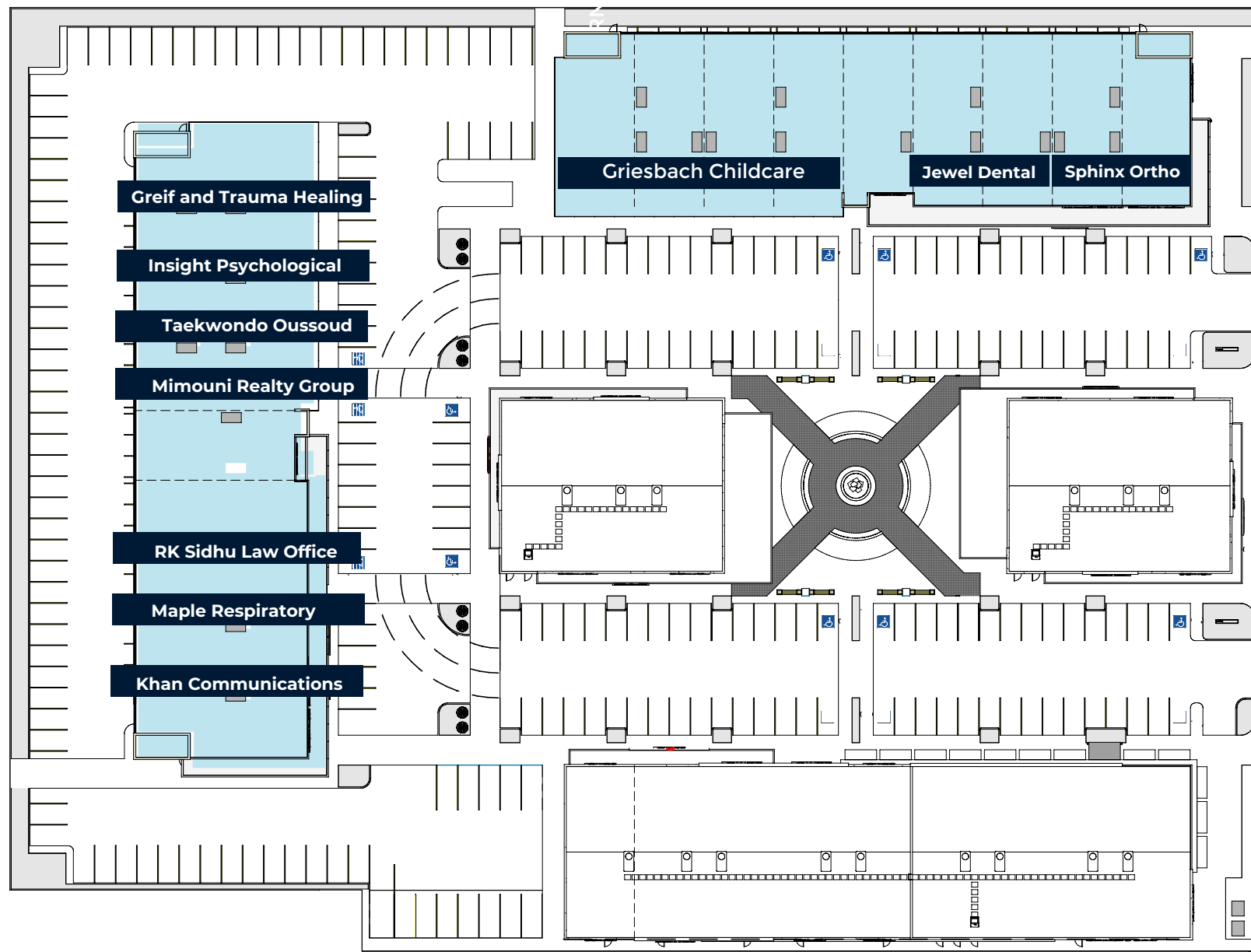
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SITE PLAN - SECOND FLOOR



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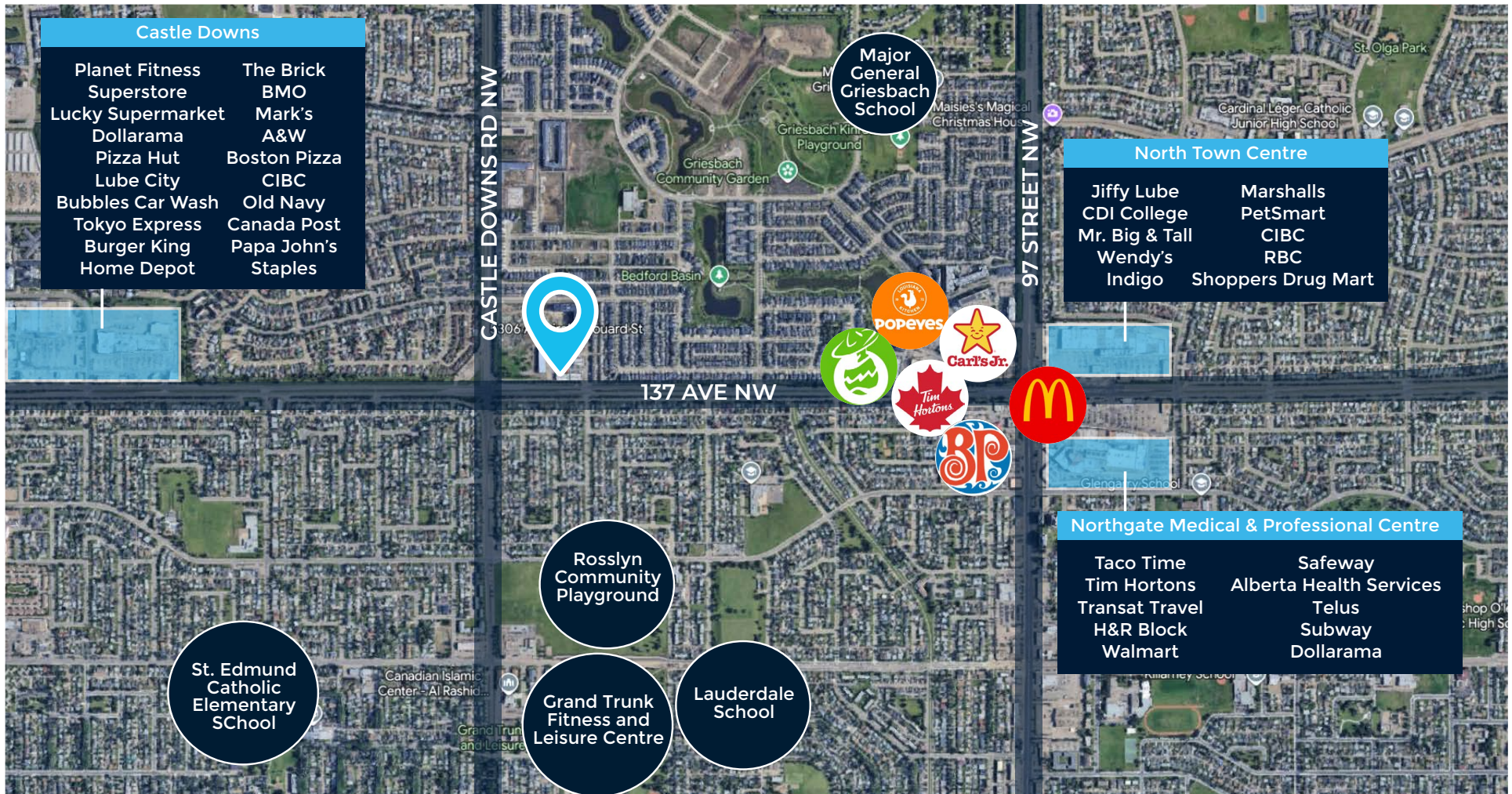
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ABOUT GRIESBACH

Griesbach is one of Edmonton's most distinctive, award-winning master-planned communities, built on the former CFB Griesbach military base. The neighbourhood features four lakes, a 24-acre central park, walking trails, and Edmonton's first LEED-ND Gold Certification. With hundreds of new rental homes delivered in just the past two years and thousands more approved, Griesbach is on track for over 7,000 residential units and 13,700 residents at full build-out, making it one of the fastest-growing communities in North Edmonton.



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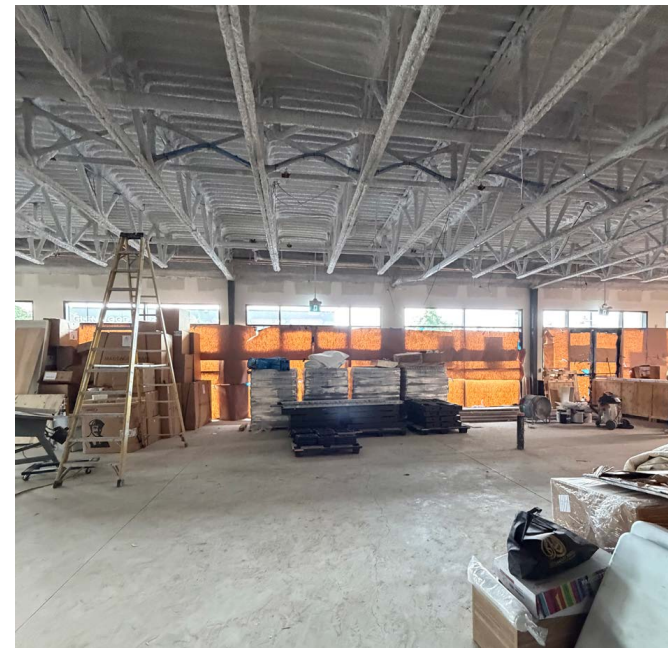
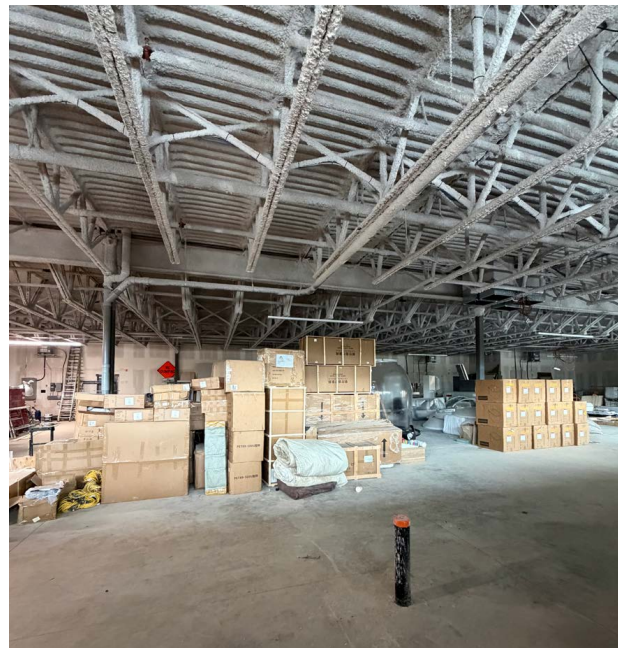
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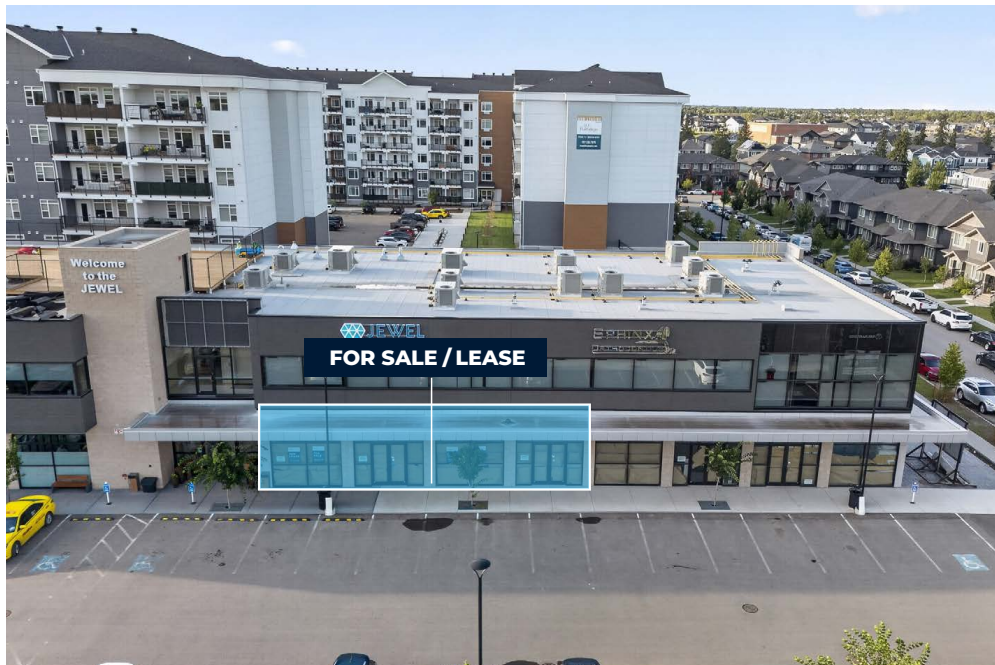
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GET MORE INFORMATION

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