

\$0 - 9204 23 Avenue, Edmonton

MLS® #E4385472

\$0

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Parsons Industrial, Edmonton, AB

Welcome to District 23, Anchored by the renowned Starbucks Coffee, Daycare & Pizza this dynamic plaza offers a prime location, ensuring high foot traffic and visibility for businesses. With Starbucks as the cornerstone, District 23 invites a diverse mix of tenants to join this retail haven, catering to various businesses. Currently Phase 1 – only 3 units remaining, 1235 SQFT each plus offering ample space for your business. Embrace the opportunity to be part of this thriving retail landscape, where every storefront contributes to a vibrant tapestry of offerings. COMING Q1/2026

Built in 2024

Essential Information

| | |
|------------|----------|
| MLS® # | E4385472 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 9204 23 Avenue |
| Area | Edmonton |
| Subdivision | Parsons Industrial |



PROPERTY DETAILS

| | |
|------------------|-------------------------------|
| Transaction Type | For Lease |
| Address | 9204 23 Ave NW Edmonton AB |
| Zoning | IB |
| Site Area | 3.32 Acres |
| Phase I | 9,160 Sq. Ft. |
| Phase I Parking | 100 Stalls |
| Phase 2 | 26,000 Sq. Ft. |

| | |
|-------------|------------------------------------|
| Lease Rates | Starting at \$35.00 |
| Op Cost | \$13.00 / SqFt / Annum (est. 2024) |
| Phase 1 ETA | Q2-Q3 2025 |

AERIAL MAP



HOUSEHOLD INCOME

Avg. Household Income: \$107,000
Avg. Household Spending: \$125,042

POPULATION & EXPOSURE

- Population: 167,948
- Households: 61,772
- Median Age: 35.7
- 23 Avenue: 31,342 VPD
- 91 Street: 38,569 VPD
- Parsons Road: 23,608 VPD

AERIAL MAP



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| | |
|-------------|----------|
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6N 1H9 |

Exterior

| | |
|--------------|-------------|
| Exterior | Steel Frame |
| Construction | Steel Frame |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 3rd, 2024 |
| Days on Market | 481 |
| Zoning | Zone 41 |

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Listing information last updated on August 27th, 2025 at 8:32pm MDT