

# GLENRIDDING LANDING

16204 21 AV SW, Edmonton, Alberta

## FOR SALE / LEASE

*High  
Exposure*



### PROPERTY HIGHLIGHTS:

Welcome to GLENRIDDING LANDING (SW), CB1 Zoning, COMING DECEMBER 2020! BRAND NEW Prime Retail Units for SALE or LEASE. Purchase Rates Starting at \$350/sq.ft. and Lease Rates starting at \$25/sq.ft. (Base Rent Plus Opp Costs of \$11/sq.ft. estimated). MAIN FLOOR & SECOND FLOOR Units Available in this 35,931 SQFT 2 Storey. Come Join 7-ELEVEN W/Gas Bar. Located in the Heart of Glenridding Heights SW, with FANTASTIC EXPOSURE directly fronting Rabbit Hill Road, just South of Ellerslie Road. Quick Access to 170 Street & Anthony Henday Drive. Multiple Bay Sizes available starting at 1,200 sq.ft.+-. Perfect for Retail, Office, Medical, Daycare, Restaurants & Professional. EXCELLENT SIGNAGE Opportunities, Ample Parking, FANTASTIC GROWTH! Come Join Our Community.

**MLS®:E4193732**

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Polaris  
**COMMERCIAL**

Maxwell Polaris-Commercial  
4107 99 Street  
Edmonton, AB T6E 3N4  
Office: 780-450-6300

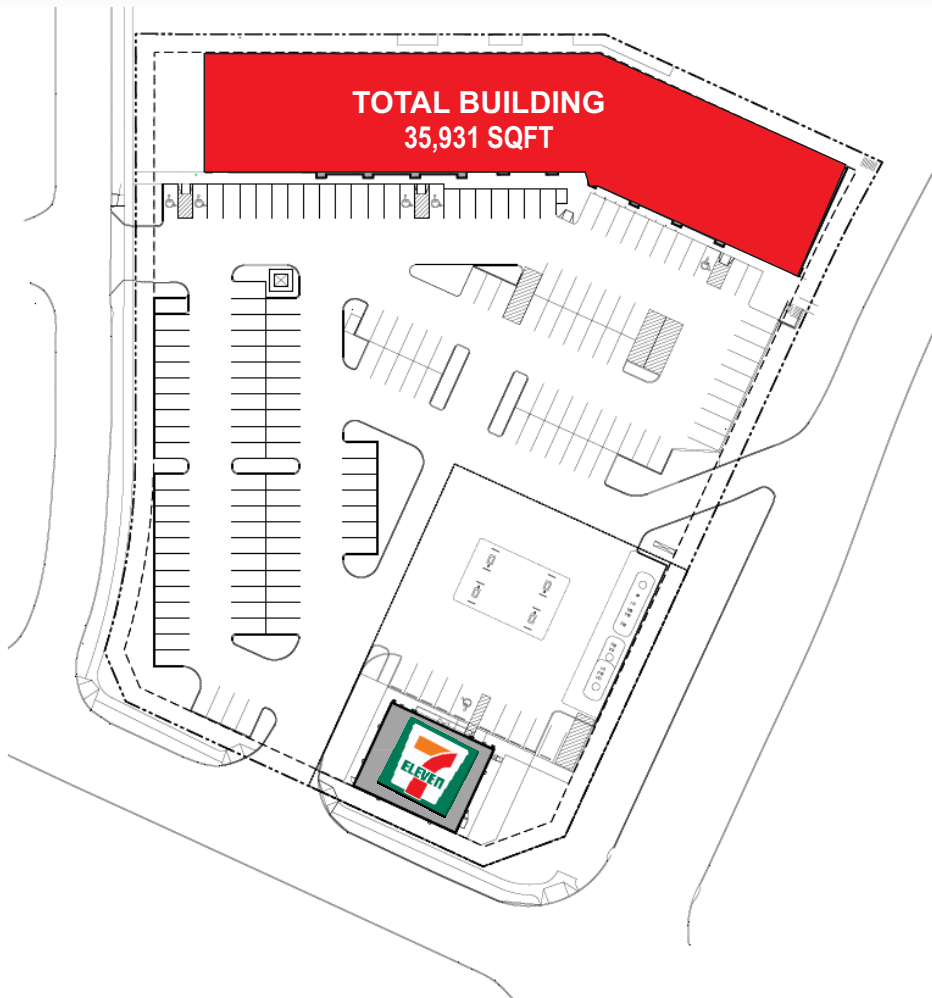
**ROMI SARNA**  
& Associates

**780-450-6300**  
romi@romisarna.ca  
www.romisarna.ca

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## FOR SALE / LEASE



<b>Property Type</b>	
<b>Transaction Type</b>	: For Sale / Lease
<b>Community</b>	: Glenriding Heights
<b>Land Use/Zoning</b>	: CB1 Low Intensity Business Zone
<b>Year Built</b>	: 2020
<b>Sale Price Starting @</b>	\$350.00 Per SqFt.
<b>Net Lease Rate</b>	: Starting @ \$25.00 SF/Annum
<b>Subject Space</b>	
<b>SqFt.</b>	: 1,200 +
<b>Subject Space</b>	
<b>Multiple Bay Sizes</b>	
<b>Operating Costs (Purchase):</b>	
	\$4.50/sq.ft./annum (2020 estimate)
	Includes Common area, maintenance insurance and management fees
<b>Operating Costs (Lease):</b>	
	\$12.00/sq.ft./annum (2019 estimate)
	includes taxes, common area, maintenance insurance and management fees



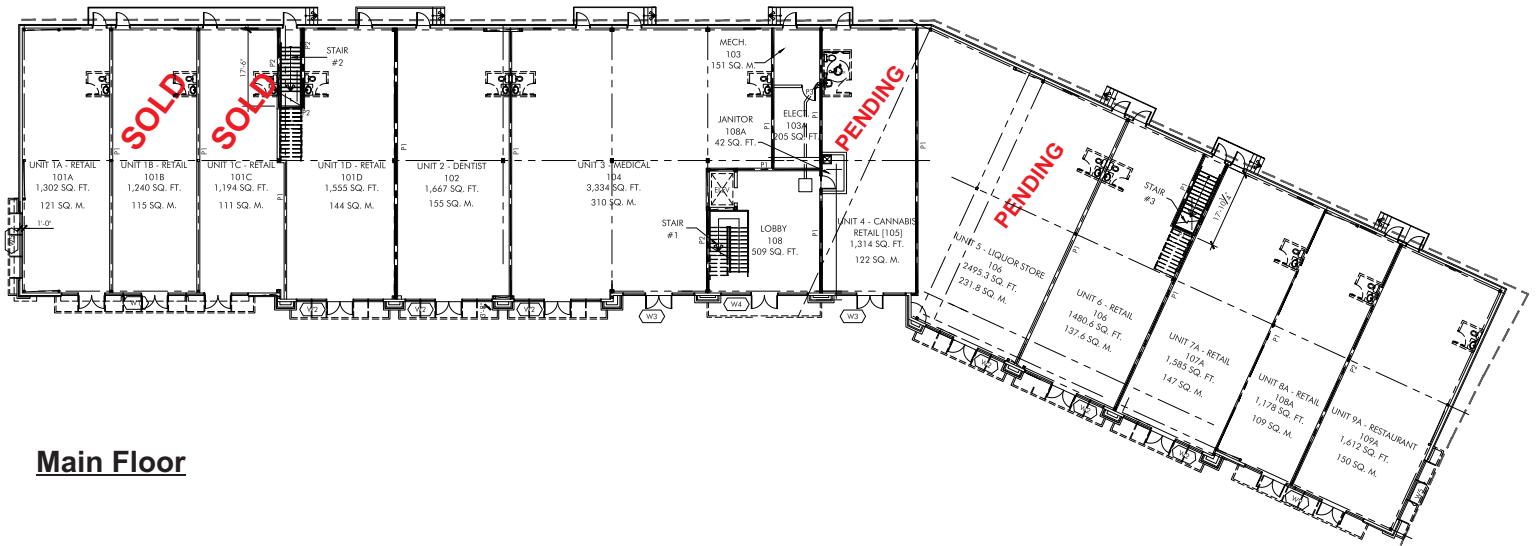
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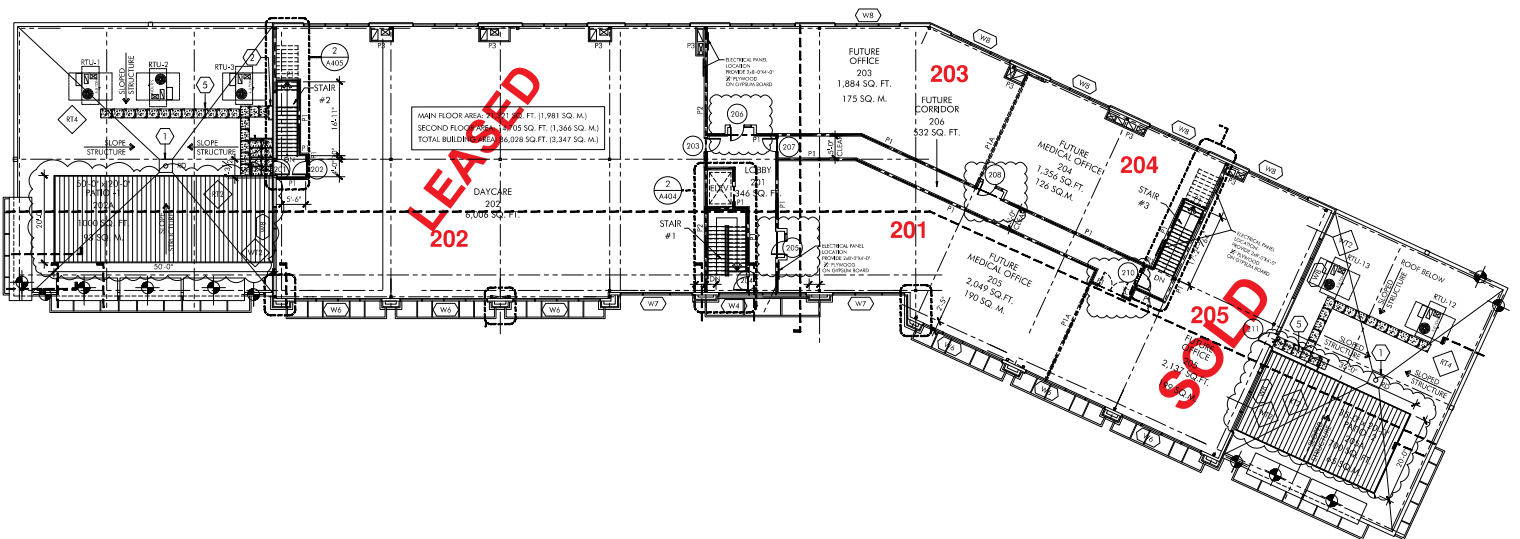
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**Main Floor**



**Second Floor**



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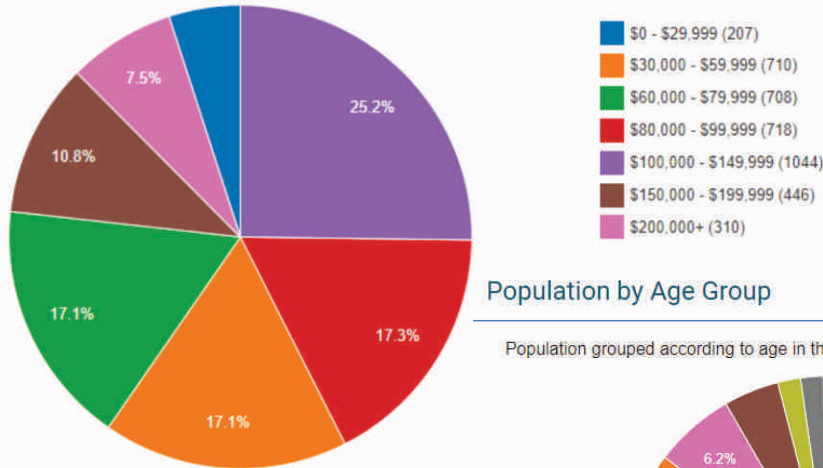
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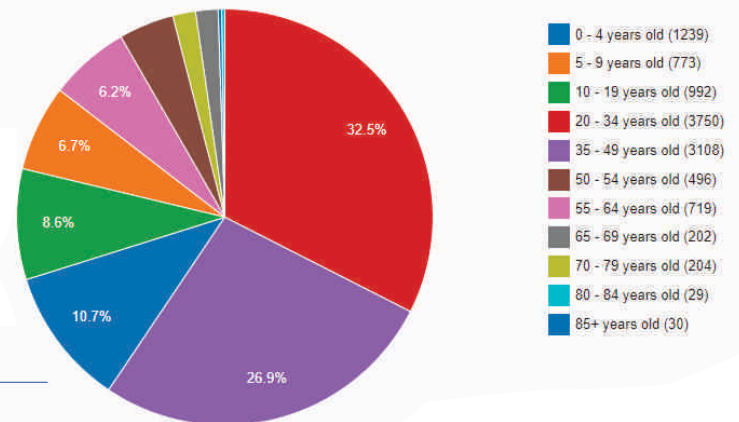
### Household income

The combined gross income of all the members of a household who are 15 years old and older. Individuals do not have to be related to be considered members of the same household.



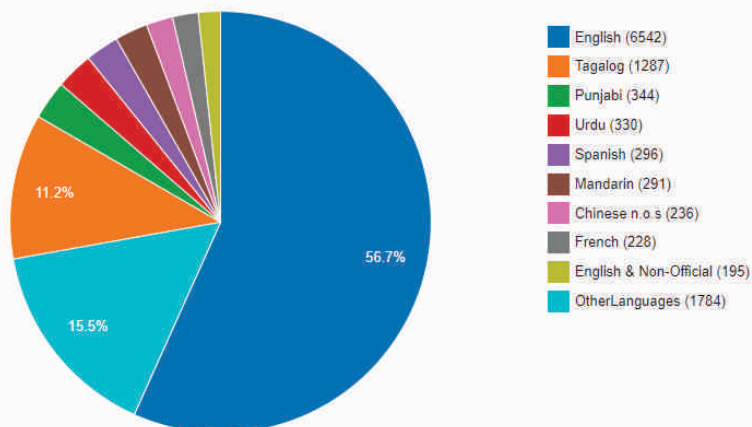
### Population by Age Group

Population grouped according to age in the area containing the listing.



### Languages

Self-identified first language or combination of languages spoken in the area.



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