

GLENRIDDING LANDING

16204 21 AV SW, Edmonton, Alberta

FOR SALE / LEASE

*High
Exposure*



PROPERTY HIGHLIGHTS:

Welcome to GLENRIDDING LANDING (SW), CB1 Zoning, COMING FEBRUARY 2021! BRAND NEW Prime Retail Units for SALE or LEASE. Purchase Rates Starting at \$400/sq.ft. and Lease Rates starting at \$29/sq.ft. (Base Rent Plus Opp Costs of \$12/sq.ft (Est)). MAIN FLOOR & SECOND FLOOR Units Available in this 35,931 SQFT 2 Storey. Come Join 7-ELEVEN W/Gas Bar, Pizza, Salon, Dentist, Liquor, Ethnic Restaurant, & more. 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

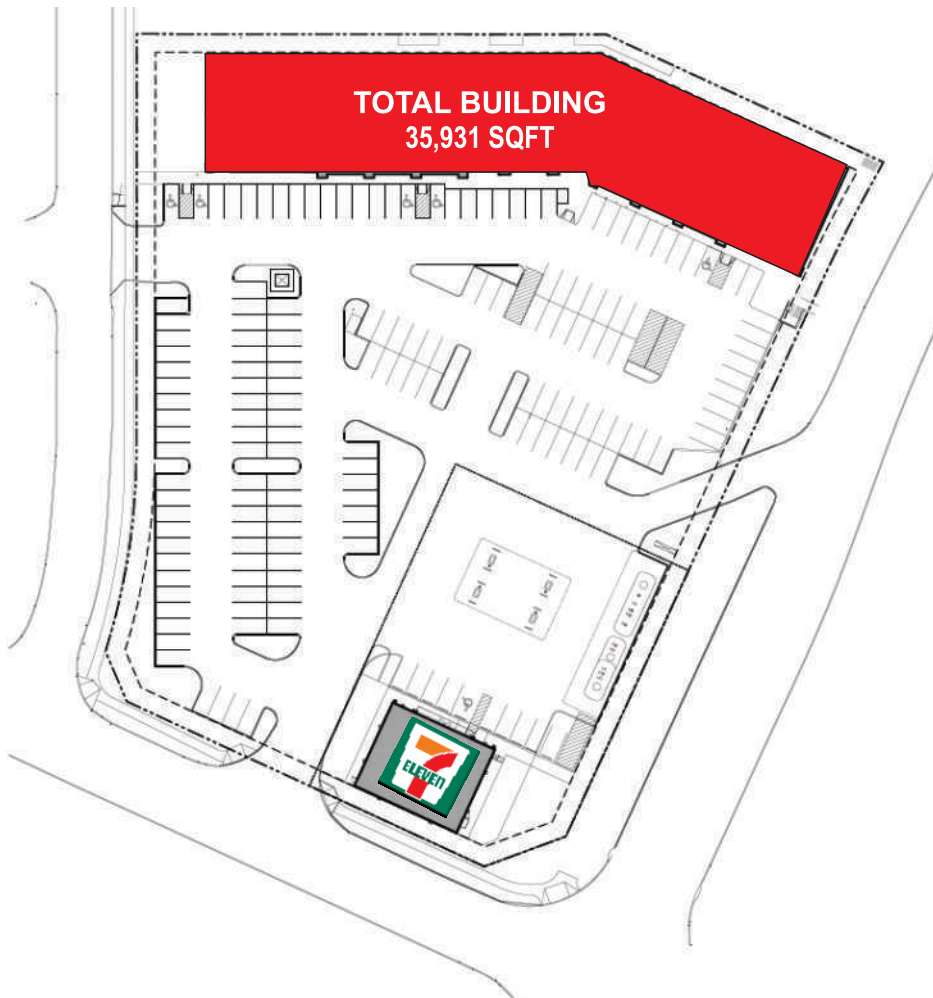
ROMI SARNA
& Associates

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

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



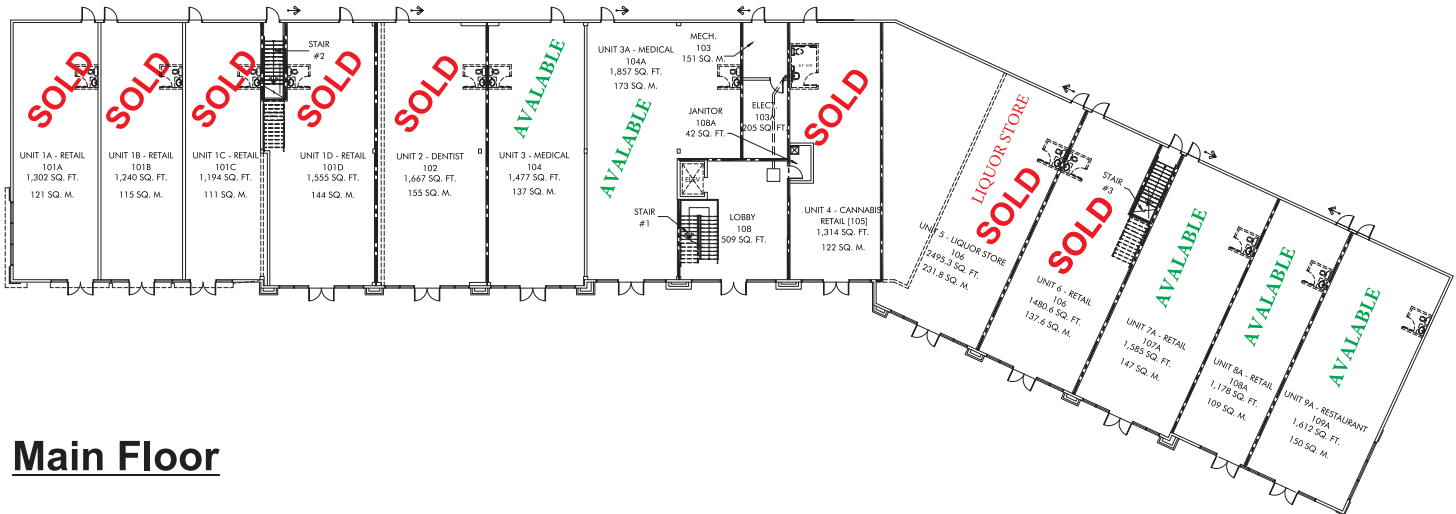
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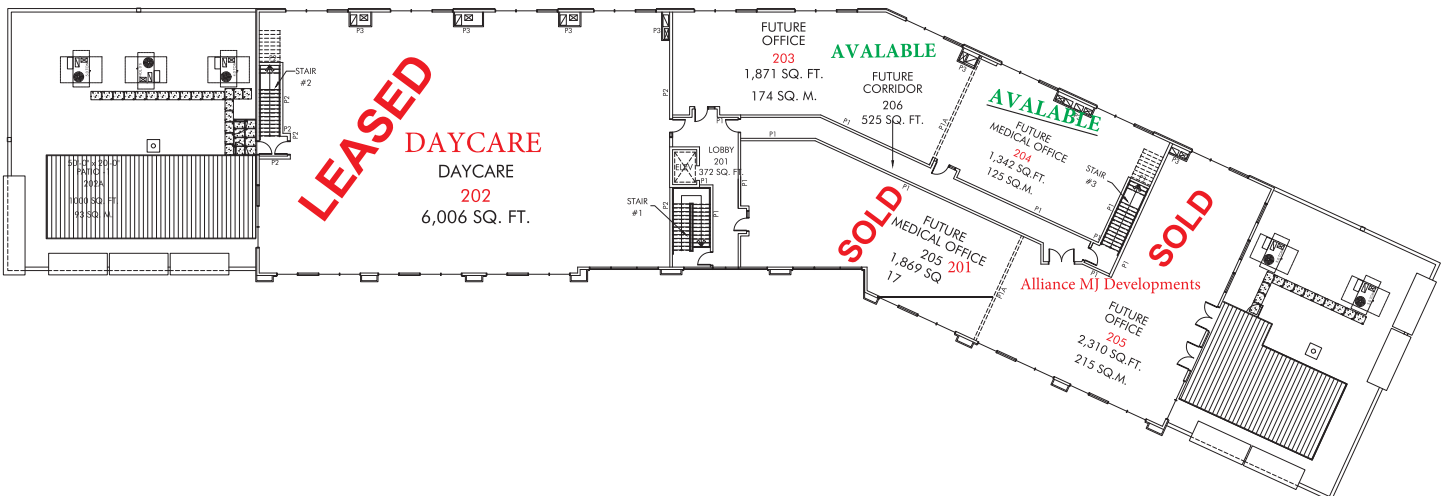
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Main Floor



Second Floor



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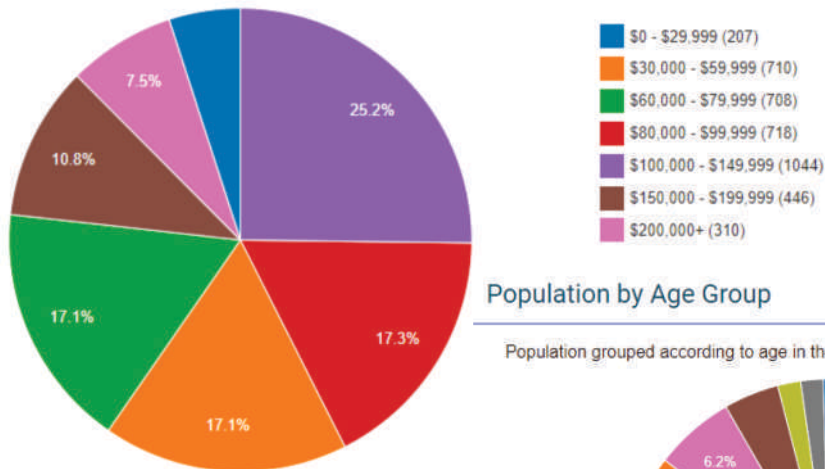
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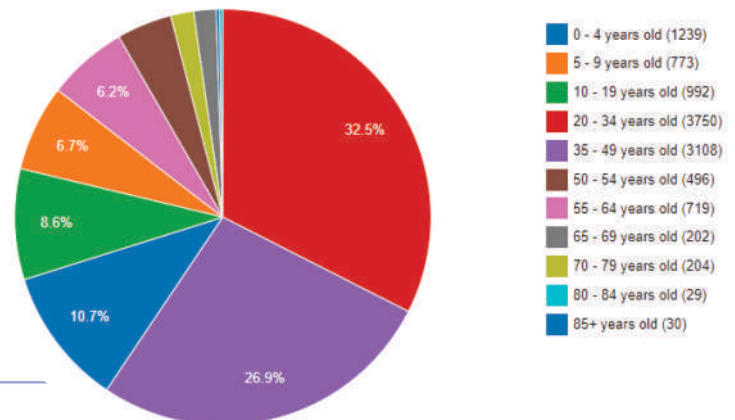
Household income

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.



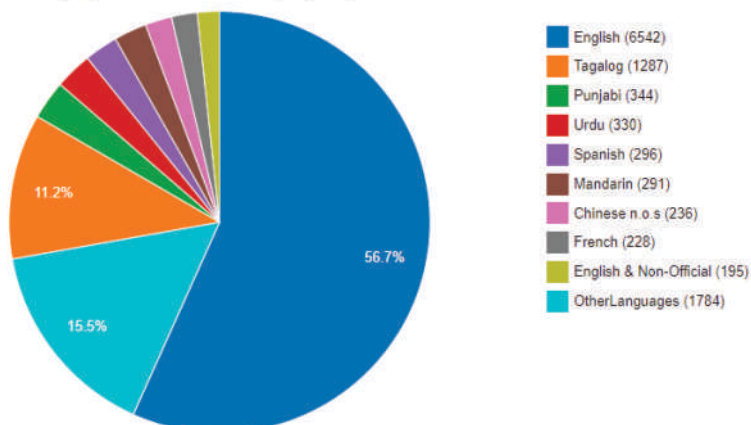
Population by Age Group

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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