

CRYSTALLINA LANDING

6604 178 AV NW, Edmonton, Alberta

FOR SALE / LEASE

*High
Exposure*

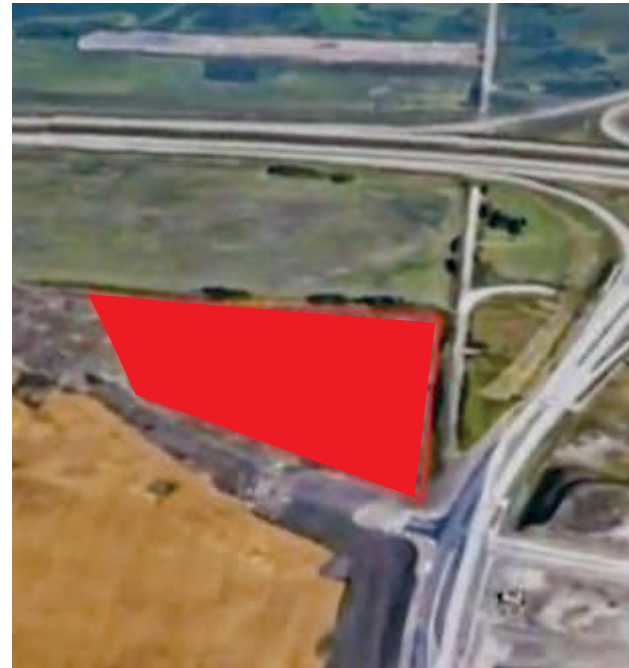


PROPERTY HIGHLIGHTS:

Welcome to CRYSTALLINA LANDING! CB1 Zoning. Phase 1 - Coming Late 2021! HIGH EXPOSURE Brand New Prime Retail Condominium Units from 1,100 sq.ft Plus. FOR SALE OR LEASE. Purchase Rates start from \$400.00 per sq.ft. Base Lease Rates starting at \$29.00/sq.ft for the Second Floor. Base lease Rates for the Main starting at 35.00/per Sq.ft BUILDING A 6,415 sq.ft. - (SINGLE LEVEL) BUILDING B - 25,048 sq.ft. (2 STOREY). Located in the Prestigious NEW Neighbourhood of Crystallina Nera, East & West. Fantastic Exposure with HIGH TRAFFIC VOLUME, Directly Fronting 66 Street just off the Anthony Henday. Multiple Bay Sizes. Perfect for Retail, Office, Medical, Day Care, Restaurant & Professional. GREAT SIGNAGE Opportunities, LOTS of Parking. EXCELLENT GROWING COMMUNITY!

MLS®:E4199495

6604 178 AV NW, Edmonton, Alberta



MaxWell

Polaris
COMMERCIAL

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

ROMI SARNA
& Associates

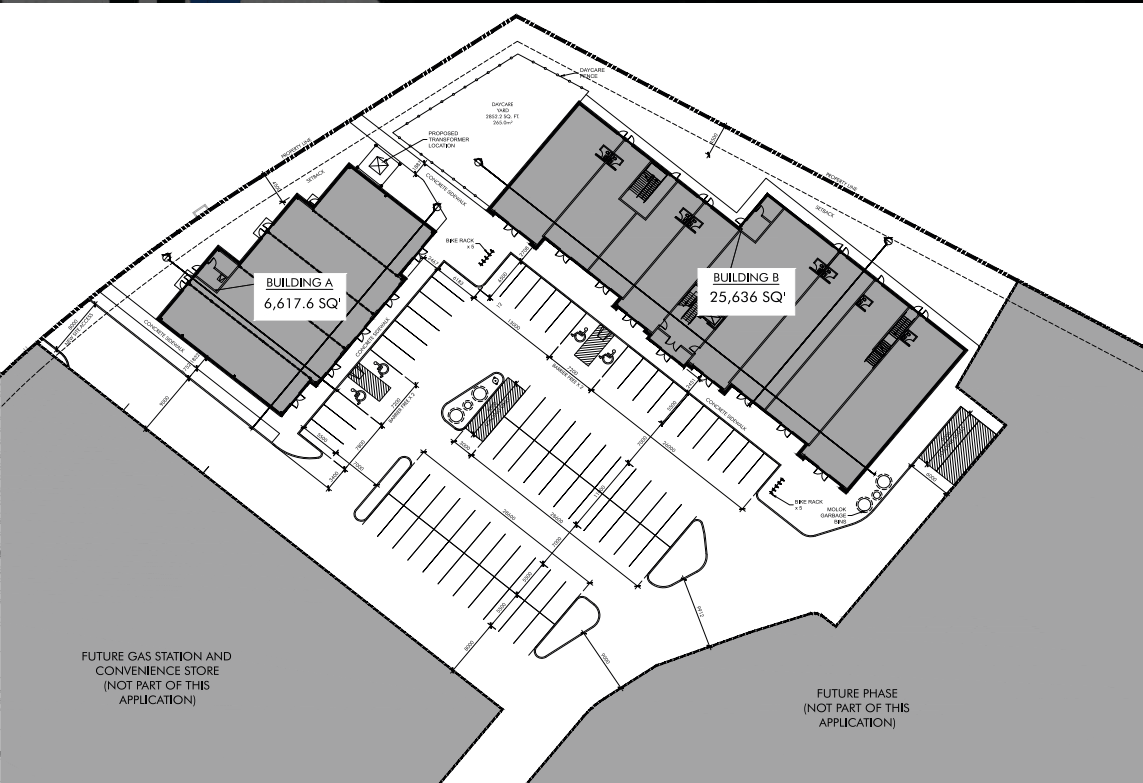
780-450-6300
romi@romisarna.ca
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<u>Property Type</u>	
Transaction Type	: For Sale / Lease
Community	: Crystallina Landing
Land Use/Zoning	: CB1
Year Built	: 2021
Sale Price Starting @	\$375.00 Per SqFt.
Net Lease Rate	: Starting @ \$25.00 SF/Annum
Subject Space	
SqFt.	: 1,200 +
Subject Space	
Multiple Bay Sizes	
Operating Costs (LEASE ONLY):	
\$12.00/sq.ft/annum (2019 estimate)	
includes taxes, common area, maintenance insurance and management fees	

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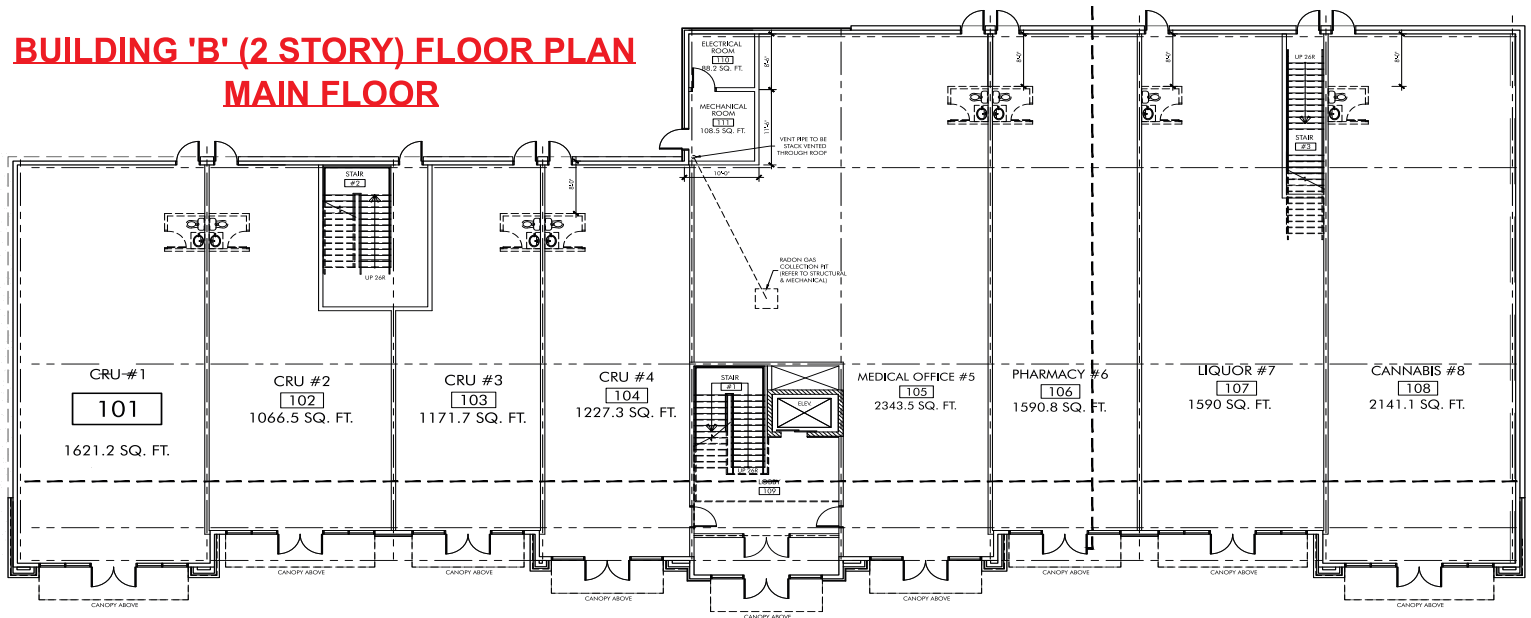
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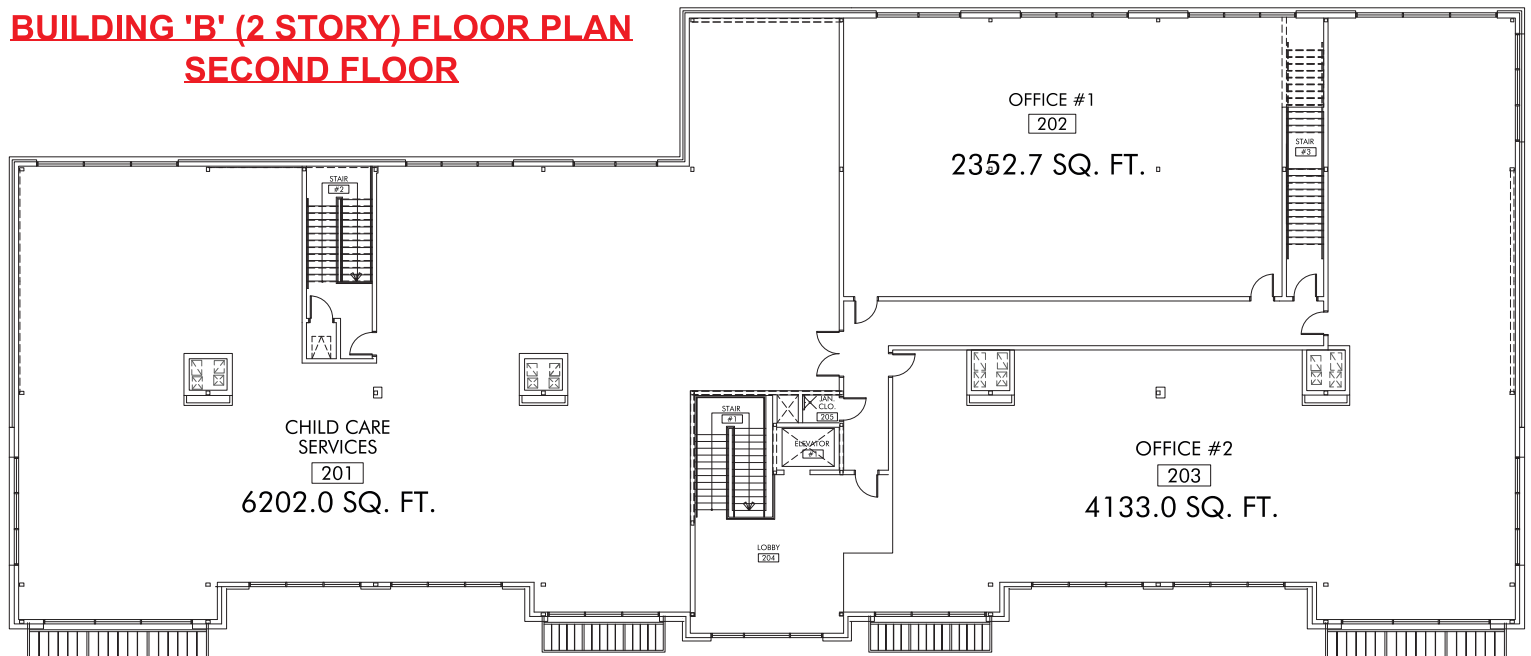
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BUILDING 'B' (2 STORY) FLOOR PLAN MAIN FLOOR



BUILDING 'B' (2 STORY) FLOOR PLAN SECOND FLOOR



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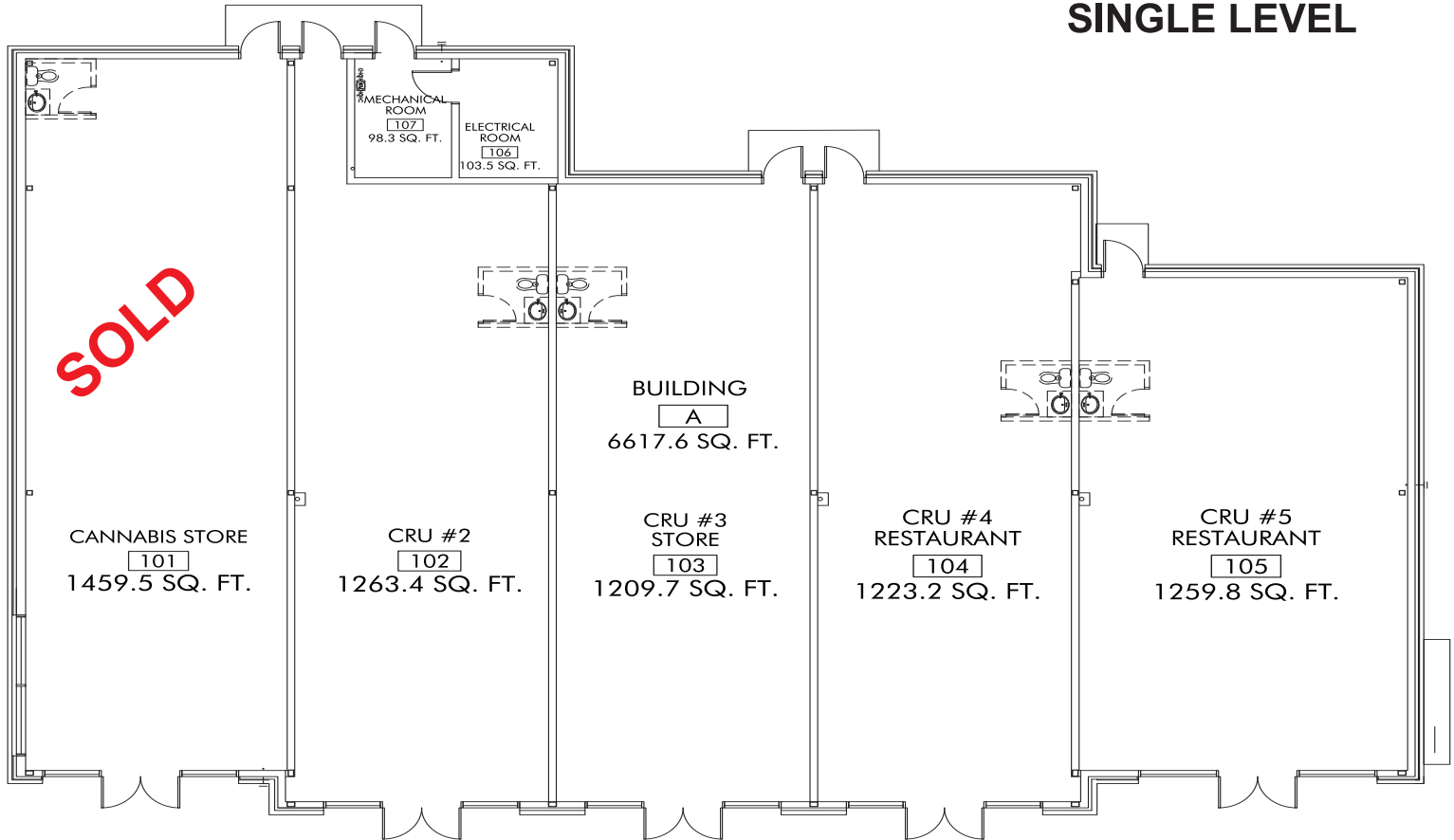
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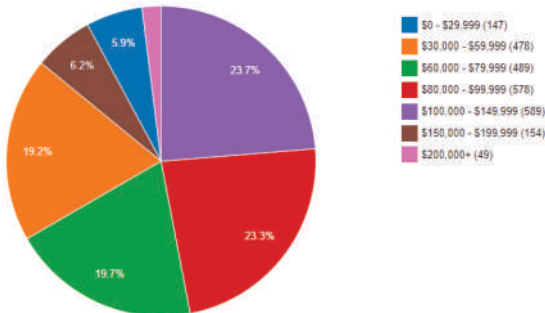
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BUILDING 'A'
SINGLE LEVEL



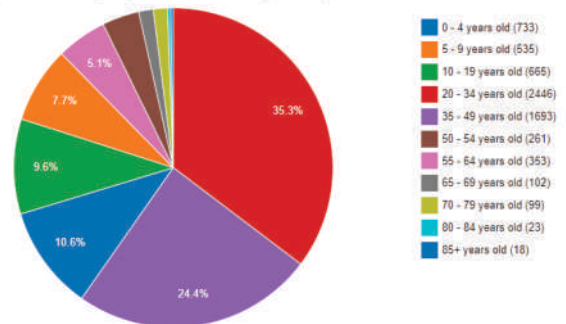
Household Income

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.



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