

# GLENRIDDING LANDING

16204 21 AV SW, Edmonton, Alberta

## FOR SALE / LEASE

*High  
Exposure*



### PROPERTY HIGHLIGHTS:

Welcome to GLENRIDDING LANDING (SW), CB1 Zoning, COMING APRIL 2021! BRAND NEW Prime Retail Units for SALE or LEASE. Purchase Rates Starting at \$400/sq.ft. (Second Floor) 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. EXCELLENT SIGNAGE Opportunities, Ample Parking, FANTASTIC GROWTH! Come Join Our Community.

**MLS®: E4193732**

16204 21 AV SW, Edmonton, Alberta



Polaris  
**COMMERCIAL**

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

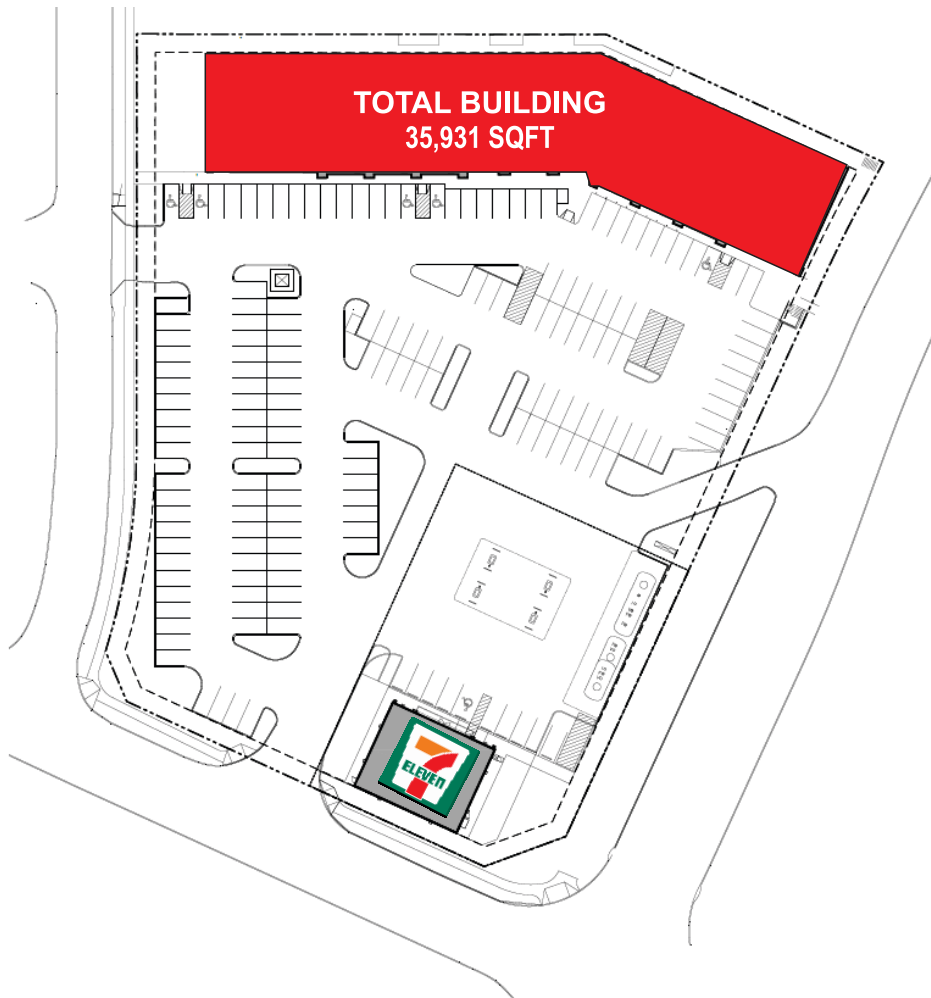
**ROMI SARNA**  
& Associates

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

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## FOR SALE / LEASE



### Property Type

Transaction Type : For Sale / Lease

Community : Glenridding Heights

Land Use/Zoning : CB1 Low Intensity Business Zone

Year Built : 2020

Sale Price Starting @ \$500.00 Per SqFt.  
Main Floor

Sale Price Starting @ \$400.00 Per SqFt.  
Second Floor

Net Lease Rate : Starting @ \$29.00  
SF/Annum  
Subject Space

### **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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**Main Floor**

UNIT 1A - RETAIL  
101A  
1,302 SQ. FT.  
121 SQ. M.

UNIT 1B - RETAIL  
101B  
1,240 SQ. FT.  
115 SQ. M.

UNIT 1C - RETAIL  
101C  
1,194 SQ. FT.  
111 SQ. M.

UNIT 1D - RETAIL  
101D  
1,397 SQ. FT.  
130 SQ. M.

UNIT 2 - DENTIST  
102  
1,826 SQ. FT.  
170 SQ. M.

UNIT 3 - MEDICAL  
104  
1,111 SQ. FT.  
103 SQ. M.

UNIT 3A - MEDICAL  
104A  
2,224 SQ. FT.  
207 SQ. M.

UNIT 4 - CANNABIS RETAIL (105)  
122 SQ. M.

UNIT 5 - LIQUOR STORE  
106  
2,495.3 SQ. FT.  
231.8 SQ. M.

UNIT 6 - RETAIL  
106  
1,480.4 SQ. FT.  
137.6 SQ. M.

UNIT 7A - RETAIL  
107A  
1,585 SQ. FT.  
147 SQ. M.

UNIT 8A - RETAIL  
108A  
1,178 SQ. FT.  
109 SQ. M.

UNIT 9A - RESTAURANT  
109A  
1,612 SQ. FT.  
150 SQ. M.

UNIT 10A - RETAIL  
109A  
1,612 SQ. FT.  
150 SQ. M.

MECH. 103  
151 SQ. M.

ELEC. 103A  
905 SQ. FT.

JANITOR 108A  
42 SQ. FT.

LOBBY 108  
509 SQ. FT.

STAIR #1

STAIR #2

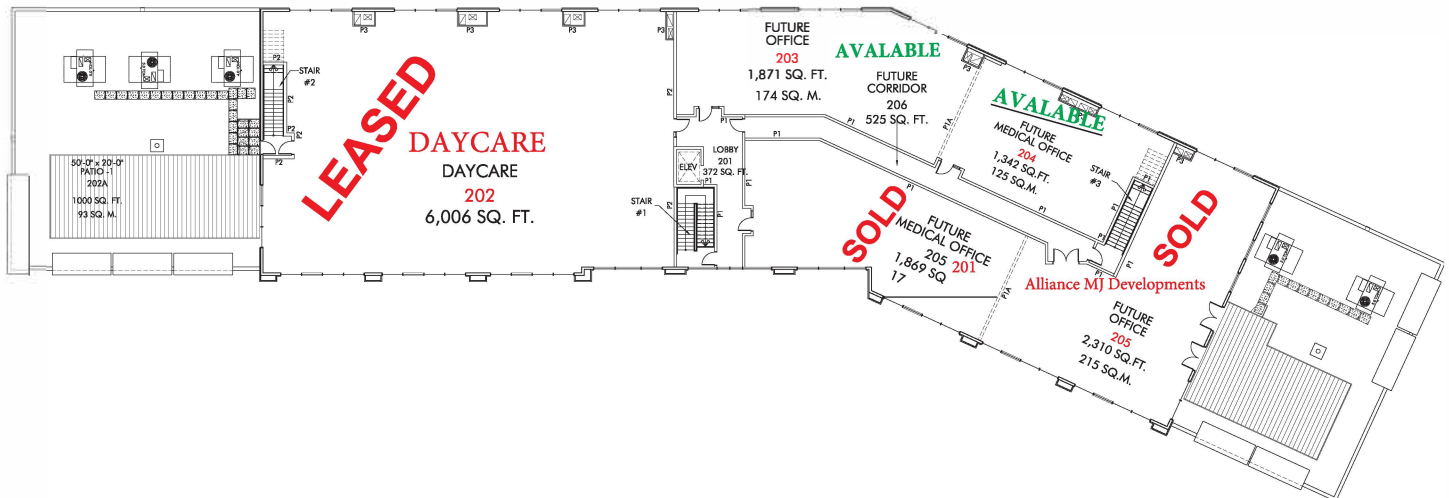
STAIR #3

**SOLD**

**LEASED**

**AVAILABLE**

## Main Floor



## Second Floor



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Information, though deemed to be correct, is not guaranteed. Not intended to interfere with Clients under contract.

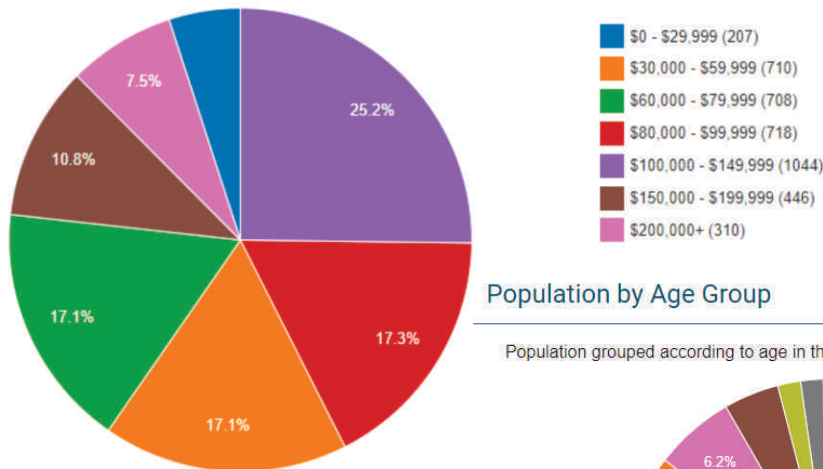
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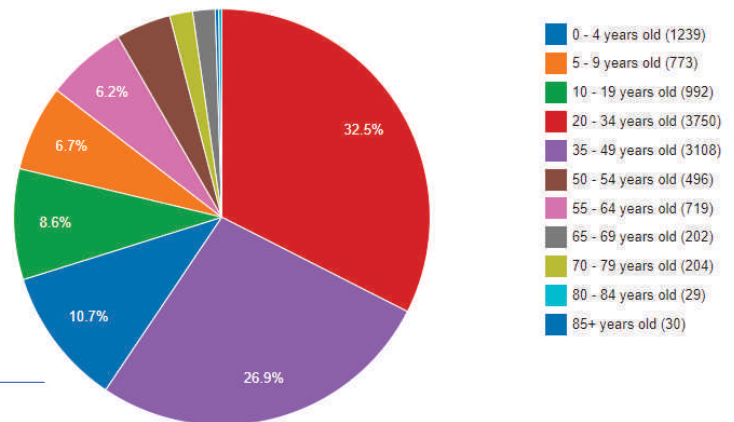
### Household income

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.



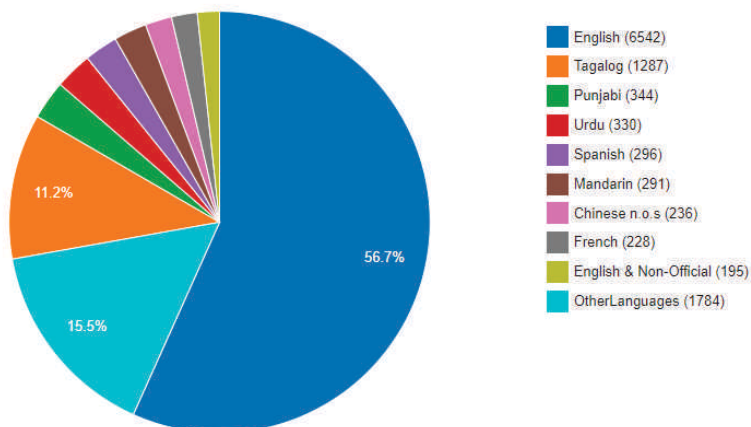
### Population by Age Group

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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