



PLAZA 34
9260 34 Ave Nw, Edmonton, AB

FOR SALE

DEC 2026



Conceptual Final Image

The information contained herein was contained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.

PLAZA 34

LOCATION HIGHLIGHTS

- Prime south Edmonton location: Plaza 34 offers excellent exposure along 34 Avenue NW with easy access to Gateway Boulevard, Calgary Trail, and Whitemud Drive, providing strong visibility and connectivity to surrounding residential and commercial areas.
- High-traffic commercial setting: Located in a busy multi-tenant retail centre, the property benefits from a diverse mix of nearby businesses, strong daily traffic, ample parking, and a densely populated trade area that supports a wide range of retail, office, medical, and professional uses.

Transportation Links

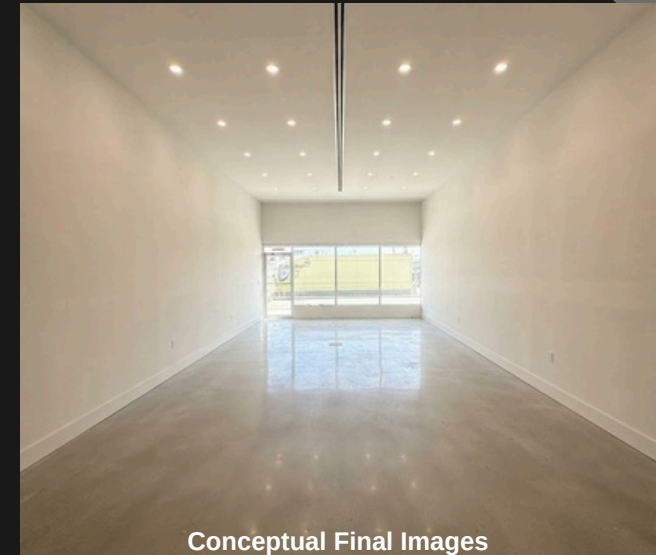
- Quick access to Gateway Boulevard, Calgary Trail, and Whitemud Drive.
- Excellent connectivity to south Edmonton's residential and commercial districts.
- Accessible by public transit with ample on-site parking.

Surrounding Demographics

- Surrounded by established residential communities and employment centres.
- Diverse retail, dining, and service businesses drive consistent daily traffic.



PROPERTY PHOTOS



HOUSEHOLD INCOME & EMPLOYMENT

Median household income	\$72,000
Average household income	\$120,931
Unemployment rate	8.8%



POPULATION

Total population	163,432
Population density	-
Median age	36.8 years

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PROPERTY PHOTOS



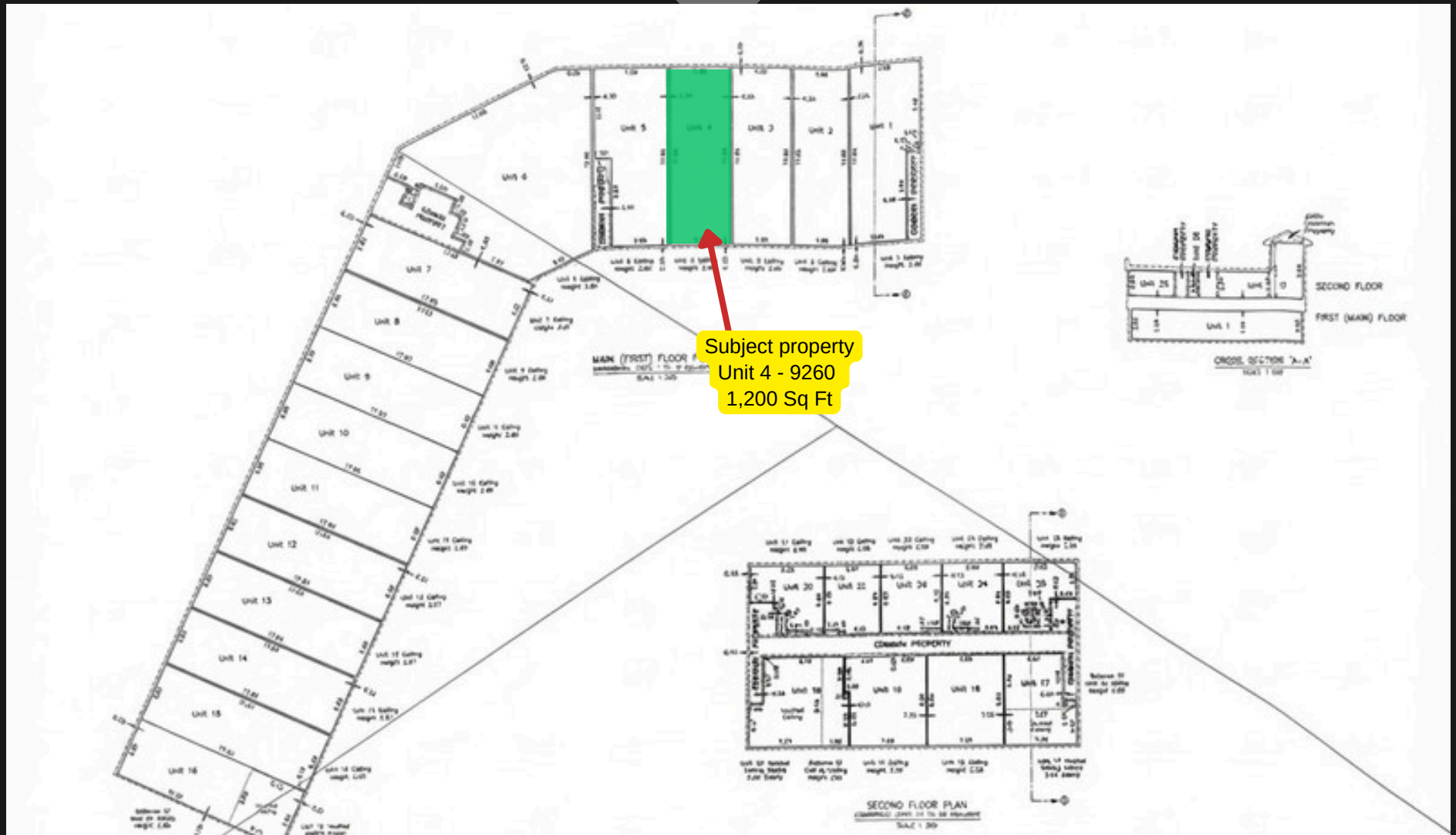
PROPERTY HIGHLIGHTS

- Zoned General Commercial Zone (CG)
- 1,200 SF available for Sale.
- Possession will be available in Dec 2026.
- Purchase Price: \$720,000.00



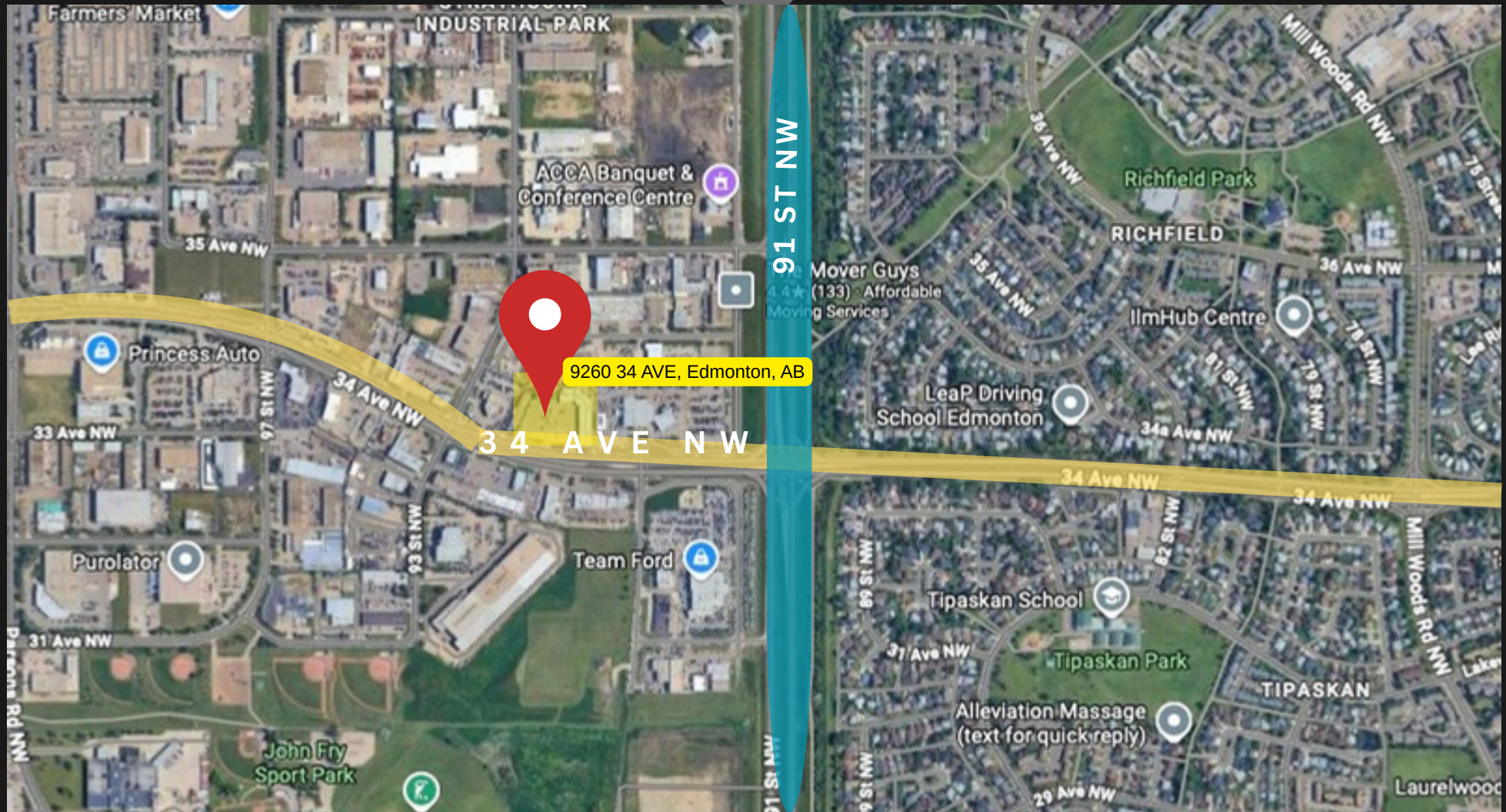
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FLOOR PLAN



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AERIAL MAP



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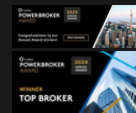
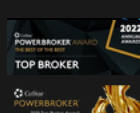
PROPERTY DETAILS



PROPERTY & TRANSACTION INFORMATION

Transaction Type	SALE
Purchase Price	\$720,000.00
Total Area	1,200 SF +/-
Possession	Dec 2026
Municipal Address	9260 34 Ave NW, Edmonton, AB, T6E 5P2
Legal Address	Plan 0424262 Unit 4
Zoning	General Commercial Zone (CG)

CONTACT US
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