

Alliance Centre Crystallina

6604 178 Avenue NW, Edmonton, AB



Artist conceptual rendering only.

Sale or Lease

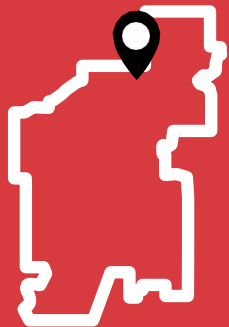
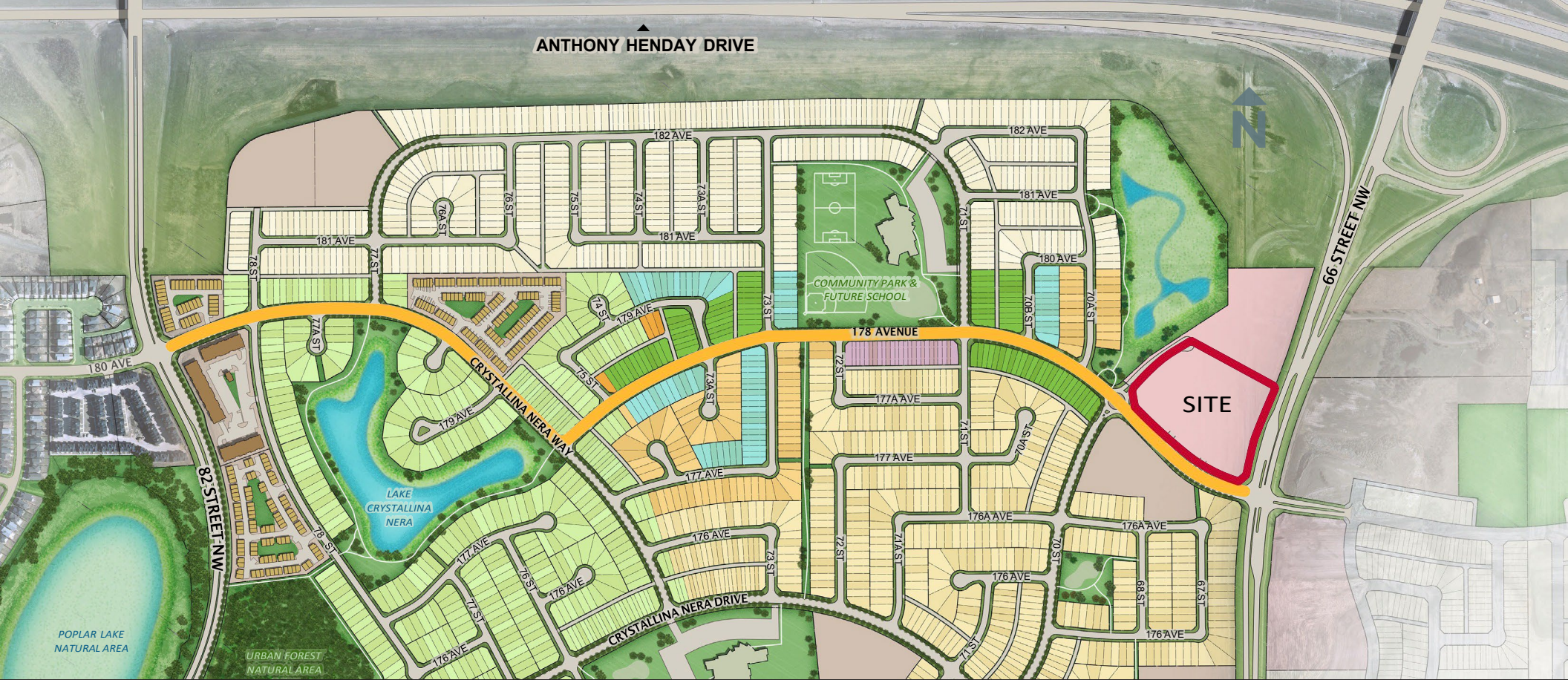
Welcome to CRYSTALLINA LANDING! CB1 Zoning. Phase 1 - Coming 2022. HIGH EXPOSURE Brand New Prime Retail Condominium Units from 1,100 sq.ft Plus. FOR SALE OR LEASE. Purchase Rates start from \$375.00 PSF (Second Floor) \$475.00 PSF (Main Floor) Lease Rates starting at \$27.00 PSF for the Second Floor. Base lease Rates for the Main starting at 35.00 PSF BUILDING A 6,415 SF (SINGLE LEVEL) BUILDING B - 25,048 SF (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!



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

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



Community: Crystallina Nera East

Land Use/Zoning: CB1-Low Intensity Business Zone

Lease Asking Net Rent: Call for more info

Sale Asking Price: Call for more info



Traffic
Counts

66 Street: 14,500 views / day

Anthony Henday: 34,800 views / day (West of 66 Street)

NEIGHBOURHOOD POPULATION

Neighbourhood	2015 (per Municipal Census)	2025 (Upon Completed Build Out)
Lago Lindo	3,818	4,500
Klarvatten	5,805	5,754
Crystallina Nera East	0	3,555
Crystallina Nera West	2,990	6,131
Schonsee	4,367	6,308
McConachie	8,078	12,240
Cy Becker	1,933	4,924
Subtotal (Neighbourhoods North of 167 Avenue)	26,991	43,412
Eaux Claire	3,631	4,993
Belle Rive	3,695	4,208
Mayliewan	4,128	4,590
Ozerna	4,115	4,860
Matt Berry	3,994	5,014
Hollick Kenyon	6,362	6,180
Brintnell	6,617	5,534
Subtotal (Neighbourhoods South of 167 Avenue)	32,542	35,379
Totals	59,533	78,791

SITE PLAN

Available 2022!

N



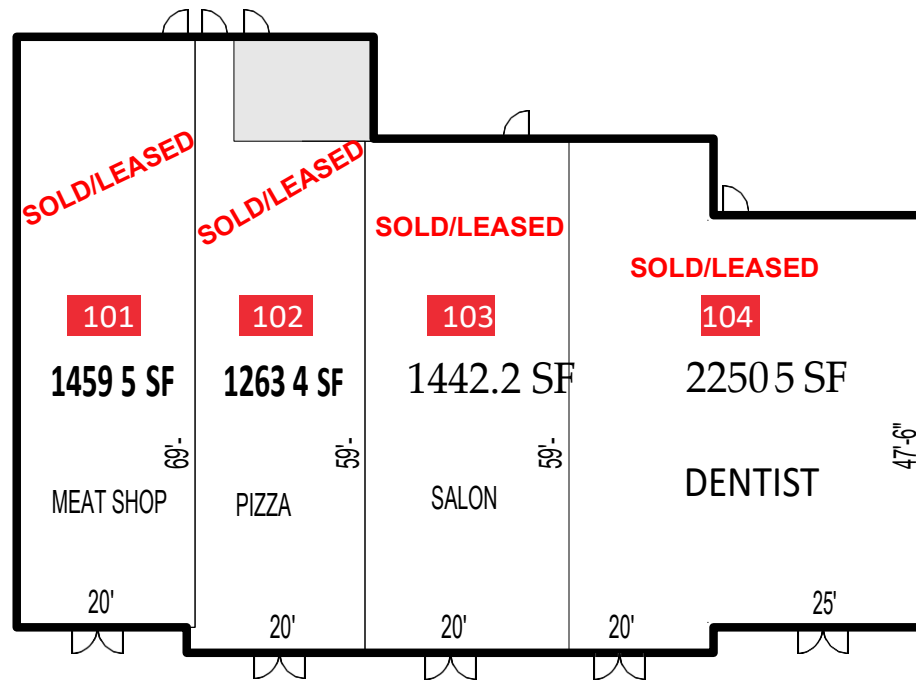
■ Phase 1
■ Phase 2

Property Type	
Transaction Type	: For Sale / Lease
Community	: Crystallina Landing
Land Use/Zoning	: CB1
Year Built	: 2021
Sale Price Starting @	\$375.00 PSF (Call for Details) (Second Floor)
Sale Price Starting @	\$475.00 PSF (Call for Details) (Main Floor)
Net Lease Rate	: Starting @ \$27.00 SF/Annum 2nd Floor
Subject Space	\$35.00 Per SqFt. Main
SqFt.	: 1,200 +
Subject Space	Multiple Bay Sizes
Condo Fees (Purchase)	\$5.00/sq.ft/annum (2021 estimate) Includes maintenance insurance and management fees
Operating Costs (Lease)	\$12.00/sq.ft/annum (2020 estimate) includes taxes, common area, maintenance insurance and management fees

BUILDING A



BUILDING A AVAILABILITY

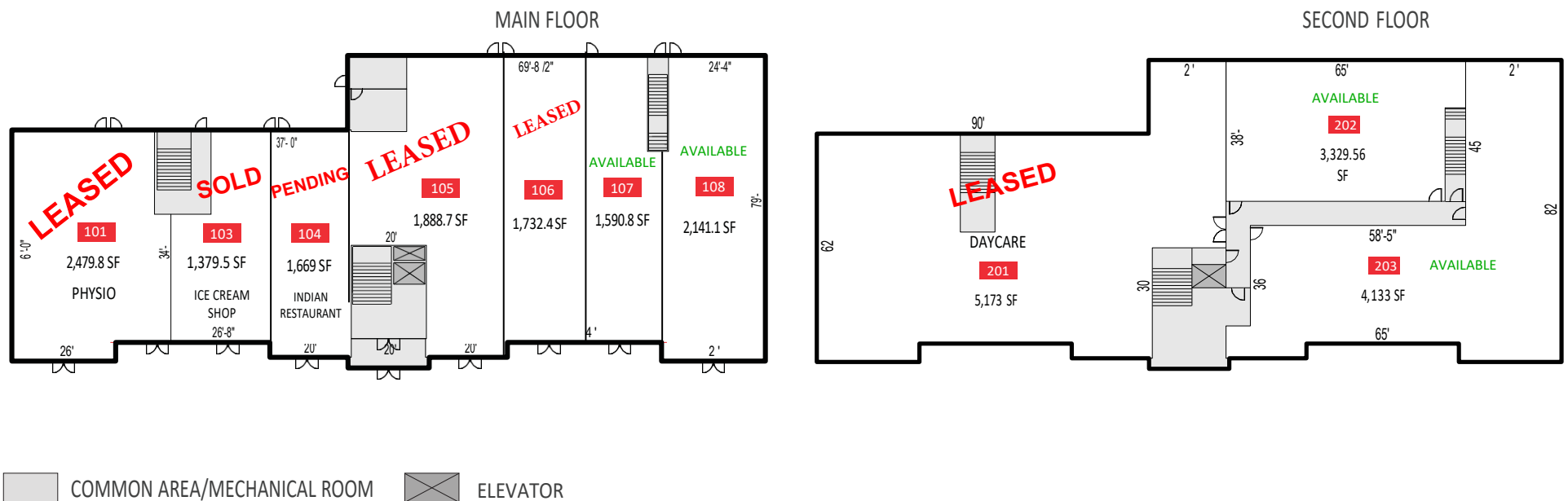


BUILDING B



BUILDING B AVAILABILITY

2 STOREY





Artist conceptual rendering only.



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

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