



# FOR LEASE



# GORMAN LANDING

1830 153 Avenue, Edmonton, AB

The information contained herein was obtained 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.





**Welcome to Gorman Landing, where modern living meets convenience in the heart of the city! Nestled at the intersection of Gorman Street and 18th Street, our vibrant community offers a perfect blend of urban energy and tranquility.**

**Gorman Landing is easily accessible, ensuring that you are always well-connected to the pulse of the city. As you step into our neighborhood, you'll discover the perfect harmony between city life and comfort.**

**Romi Sarna & Associates**



# AERIAL MAP



## HOUSEHOLD INCOME



Earning up to \$80,000	39.25%
\$80,000 - \$150,000	42.50%
\$150,000+	18.25%

## POPULATION



>19 years old	16.40%
20-34 years	36.10%
35-54 years	25.70%
55 years+	21.80%



# AERIAL MAP





# PROPERTY DETAILS



Property Type/ Transaction Type: For Lease

Address: 1830 153 Avenue, Edmonton, AB

Land Use/Zoning: CN

Net Lease Rate Main Starting @ \$37.00 SF/Annum

Second Floor Starting @ \$30.00 SF/Annum

OP Cost: \$12.00/sq.ft/annum (EST 2022)\*

## PERFECT FOR



RESTAURANTS



PROFESSIONALS



MEDICAL/HEALTHCARE



STUDIO



SHOPPING



VETERINARIAN



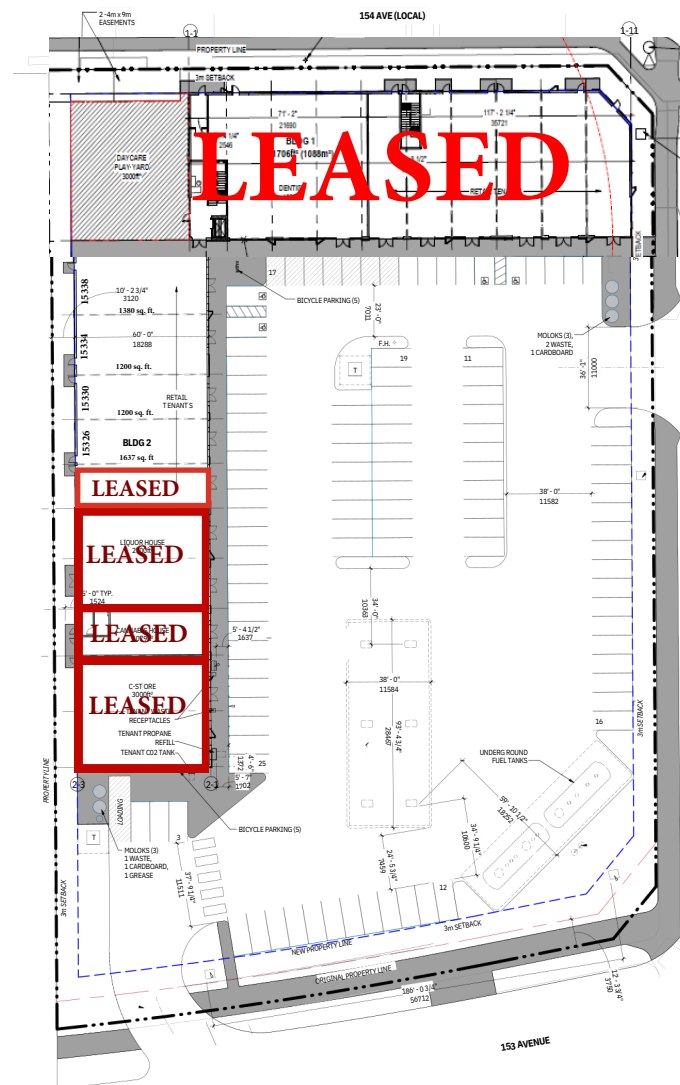
FINANCE



SMALL BUSINESSES

\*Includes property taxes, common area, maintenance insurance and management fees

# WELCOME TO GORMAN LANDING



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