



For Lease  
Building B



POLARIS



ROMI SARNA  
AND ASSOCIATES

Glenridding  
Landing

16204 21 Avenue Edmonton, Alberta

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 Glenridding Landing, brand new prime retail  
in the heart of Glenridding Heights SW!

This is a fantastic opportunity to join our thriving  
community that includes 7-Eleven with Gas Bar, pizza,  
salon, dentist, liquor, ethnic restaurant, and more. With  
direct frontage on Rabbit Hill Road, just south of Ellerslie  
Road, and quick access to 170 Street and Anthony Henday  
Drive, this location provides excellent exposure and  
access to a wide range of customers.

We are thrilled to offer the final unit for sale/lease in  
Building A. Pre-leasing Building B with over 8,000 square  
feet of space and multiple bay sizes starting at 1,200  
square feet.

Perfect for retail, office, restaurants, and professional  
use. The excellent signage opportunities, ample parking,  
and fantastic growth make Glenridding Landing the  
perfect place to join our community.



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# WELCOME TO GLENRIDDING LANDING

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### LEASE (BUILDING B)

Net Lease Rate : Starting @ \$40.00 SF/Annum  
CAC Charges: \$13.00/SF/Annum (EST 2022)\*

Common area includes: maintenance, proportionate share of property taxes, insurance, management

### PURCHASE (BUILDING A)

Second Floor Rate (1871 sqft): @ \$400.00 PSF  
Condo Fees: \$4.50/sq.ft/annum (EST 2022)

Type:

Community:

Land Use:

Building A:

Building B:

FOR LEASE/ SALE

Glenridding Heights

CB1

Possession Ready

Q3 2025



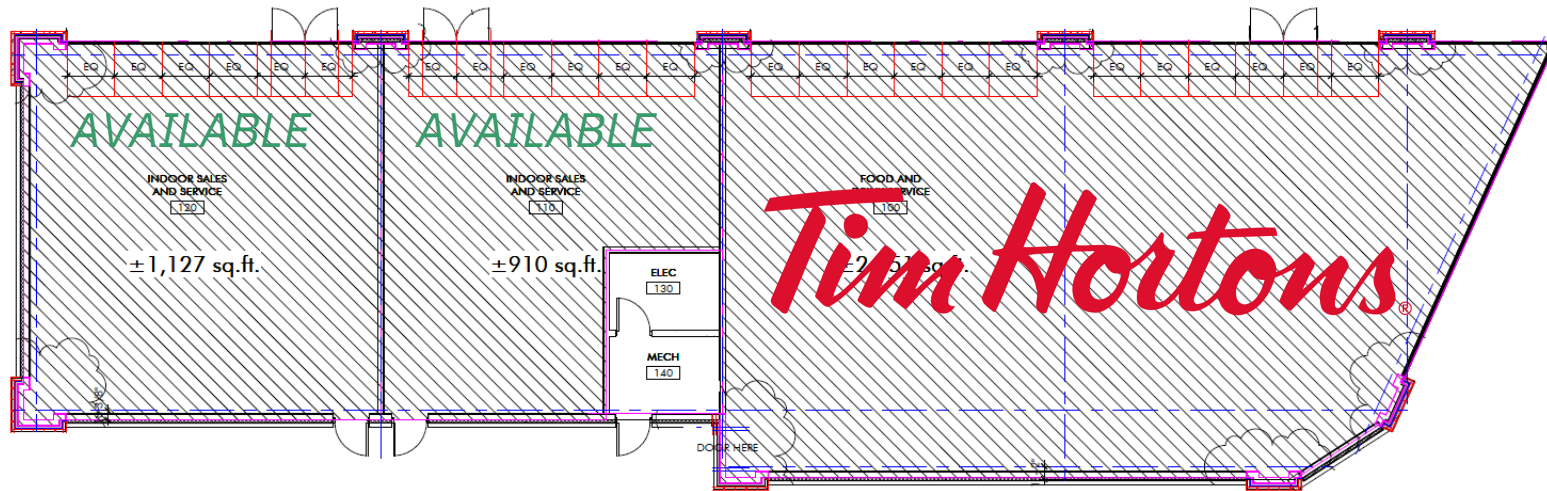
Commercial  
POLARIS





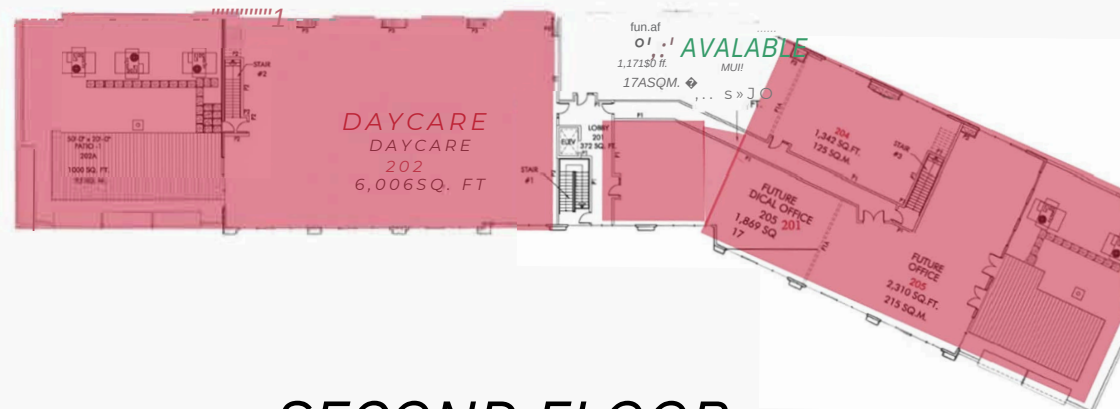
## BUILDING B

# SITE PLAN



MAIN FLOOR

## BUILDING A



SECOND FLOOR



# AERIAL MAP



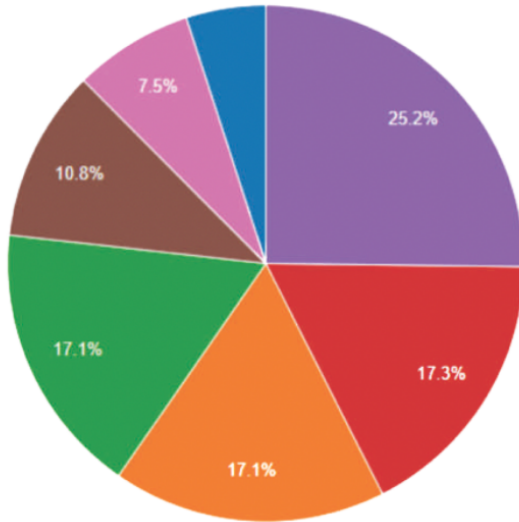
OVER 18,000  
VEHICLES  
PASSING DAILY  
  
(2020 EST)



MaxWell  
Commercial

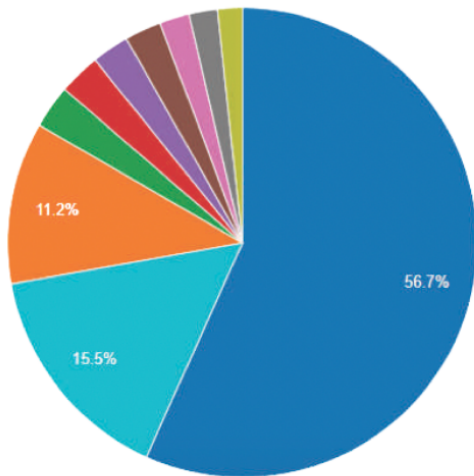


# DEMOGRAPHIC



Population by Age Group

Population grouped according to age in the area containing the listing

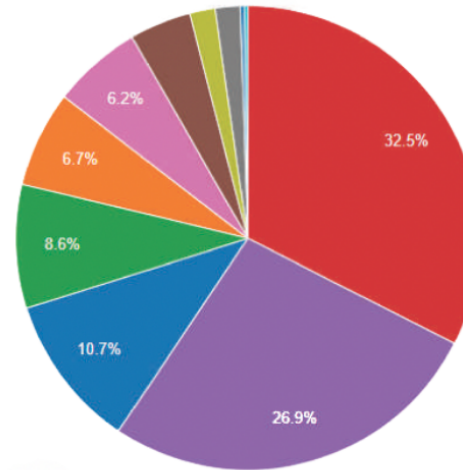


English (6542)  
Tagalog (1287)  
Punjabi (344)  
Urdu (330)  
Spanish (296)  
Mandarin (291)  
Chinese n.o.s (236)  
French (228)  
English & Non-Official (195)  
OtherLanguages (1784)

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

\$0 - \$29,999 (207)  
\$30,000 - \$59,999 (710)  
\$60,000 - \$79,999 (708)  
\$80,000 - \$99,999 (718)  
\$100,000 - \$149,999 (1044)  
\$150,000 - \$199,999 (446)  
\$200,000+ (310)



0 - 4 years old (1239)  
5 - 9 years old (773)  
10 - 19 years old (992)  
20 - 34 years old (3750)  
35 - 49 years old (3108)  
50 - 54 years old (496)  
55 - 64 years old (719)  
65 - 69 years old (202)  
70 - 79 years old (204)  
80 - 84 years old (29)  
85+ years old (30)

Languages

Self-identified first language or combination of languages spoken in the area.





## CONTACT US

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