



**Come Join Shoppers,
Starbucks & Shell Today!**

PHASE 2 PRE-LEASING



Alliance Centre Crystallina

6604 178 Avenue NW, Edmonton

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 CRYSTALLINA LANDING Phase 1 & 2! High-exposure retail condominium units from 1,100 sq.ft. Phase 1 (possession ready) with purchase and lease options available. Phase 2 (possession summer 2024) lease only available.

CB1 Zoning. Multiple bay sizes. Ideal for retail, office, medical, restaurant, and professional use. Located in Crystallina Nera, with fantastic exposure and ample parking. Join our growing community today!

Romi Sarna & Associates

ANTHONY HENDAY DRIVE





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PROPERTY DETAILS



Property Type/ Transaction Type: Phase 1 (Sale/Lease)
PHASE 2 (Lease only)

Address: 6604 178 Avenue NW, Edmonton

Land Use/Zoning: CN

LEASE

Base Lease Rate:

Starting @ \$40 PSF (Main Floor)

\$30.00 PSF (Second Floor)

OP Cost: \$13.00 sq.ft/annum (EST 2023)

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

SALE (PHASE 1)

Starting \$525 PSF

Condo Fees: \$4.50 PSF/Per Annum

PERFECT FOR



RESTAURANTS



PROFESSIONALS



MEDICAL/HEALTHCARE



STUDIO



SHOPPING



VETERINARIAN



FINANCE



SMALL BUSINESSES

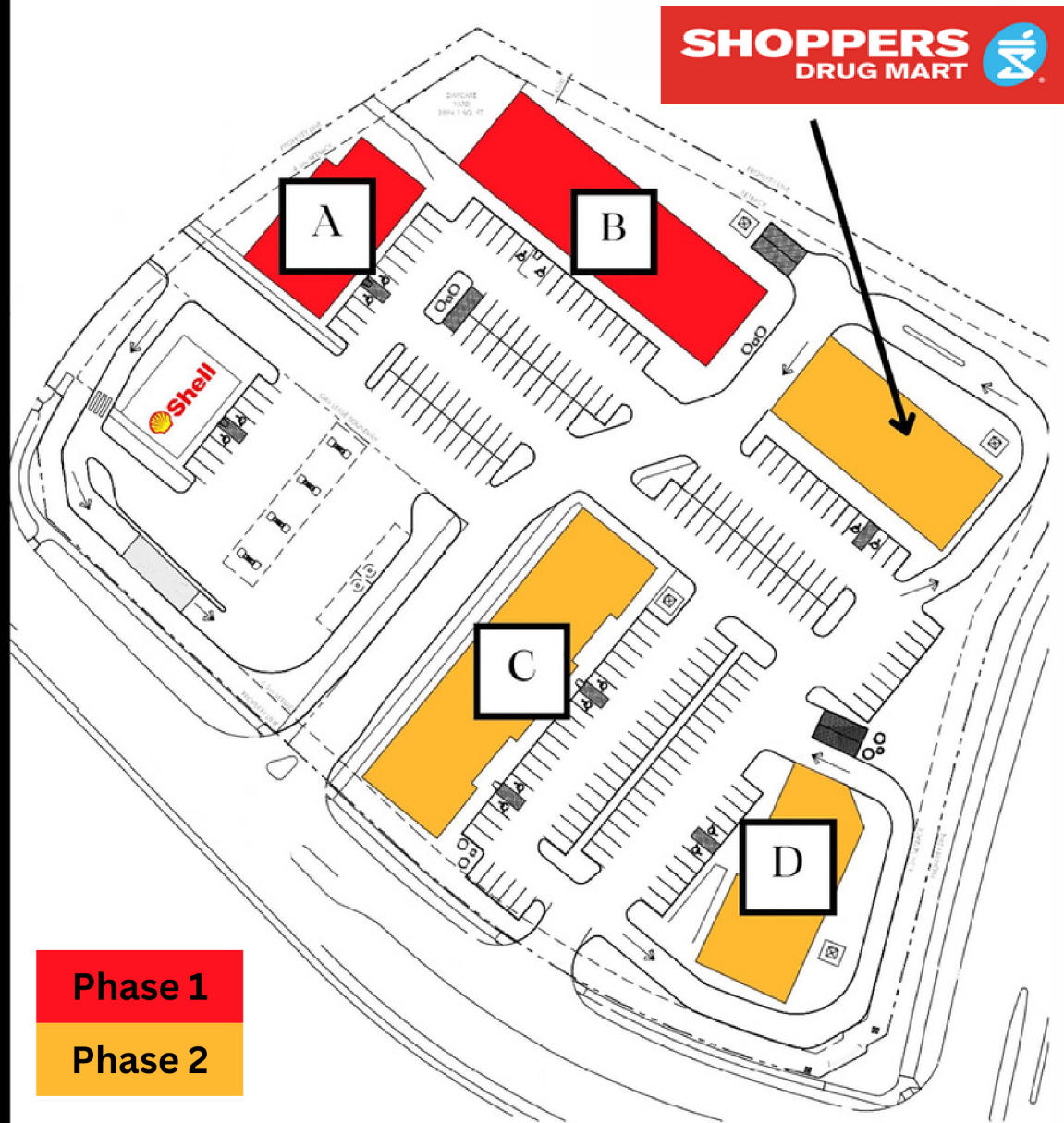
SITE PLANS

BUILDING A:
SOLD/LEASED

BUILDING B:
3 UNITS REMAINING
1 UPPER AND 2 MAIN FLOOR

BUILDING C:
UNITS AVAILABLE

BUILDING D:
1 UNIT AVAILABLE



Phase 1

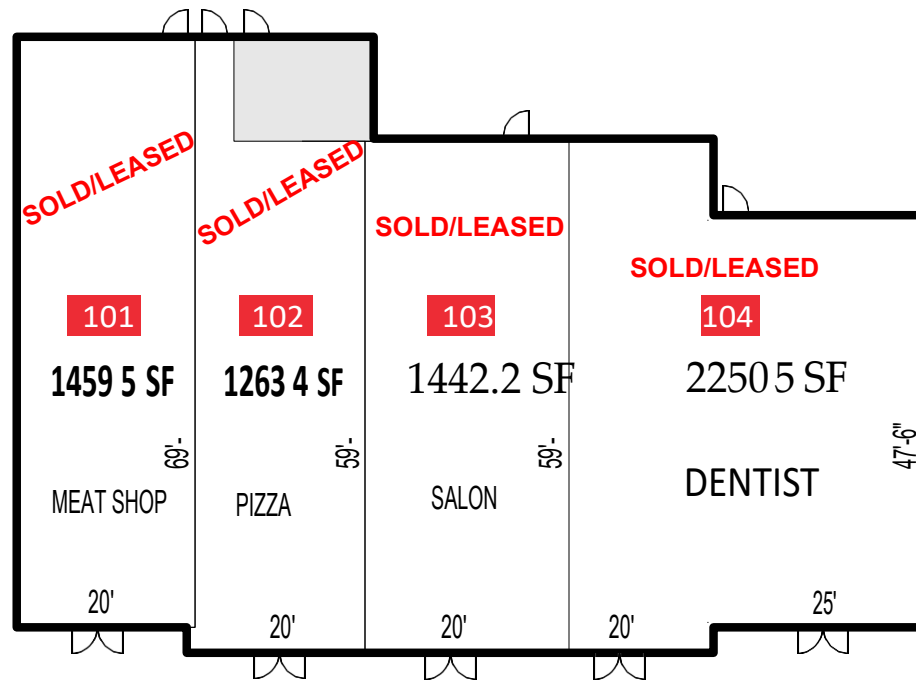
Phase 2

BUILDING A



Artist conceptual rendering only.

BUILDING A AVAILABILITY



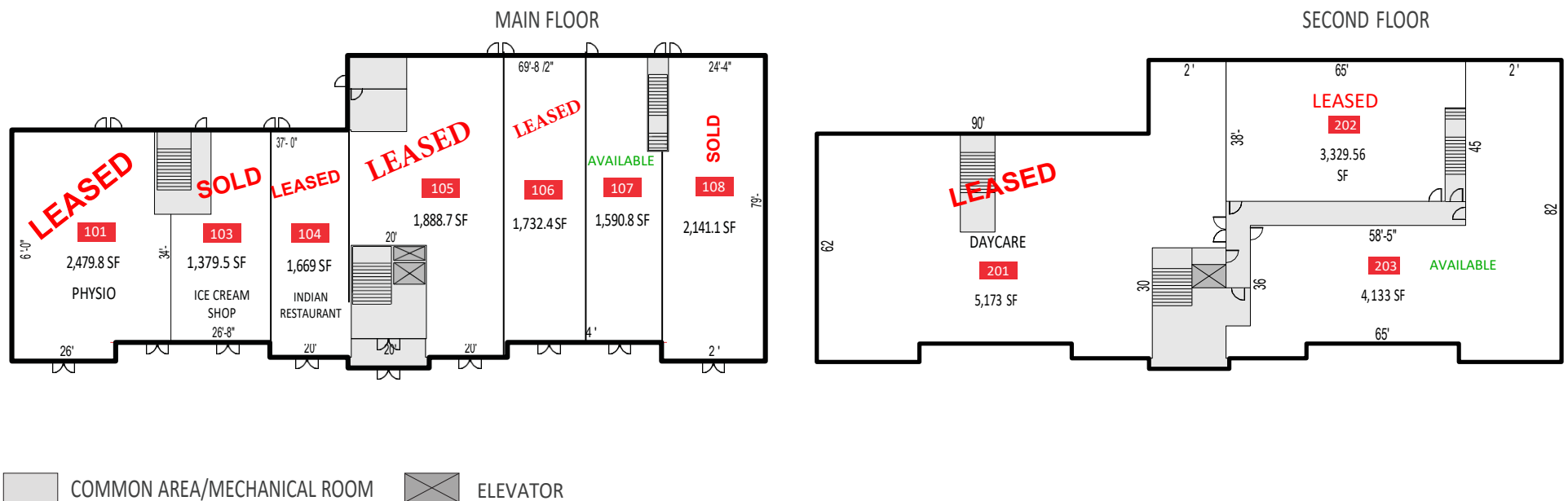
MECHANICAL ROOM

BUILDING B



BUILDING B AVAILABILITY

2 STOREY



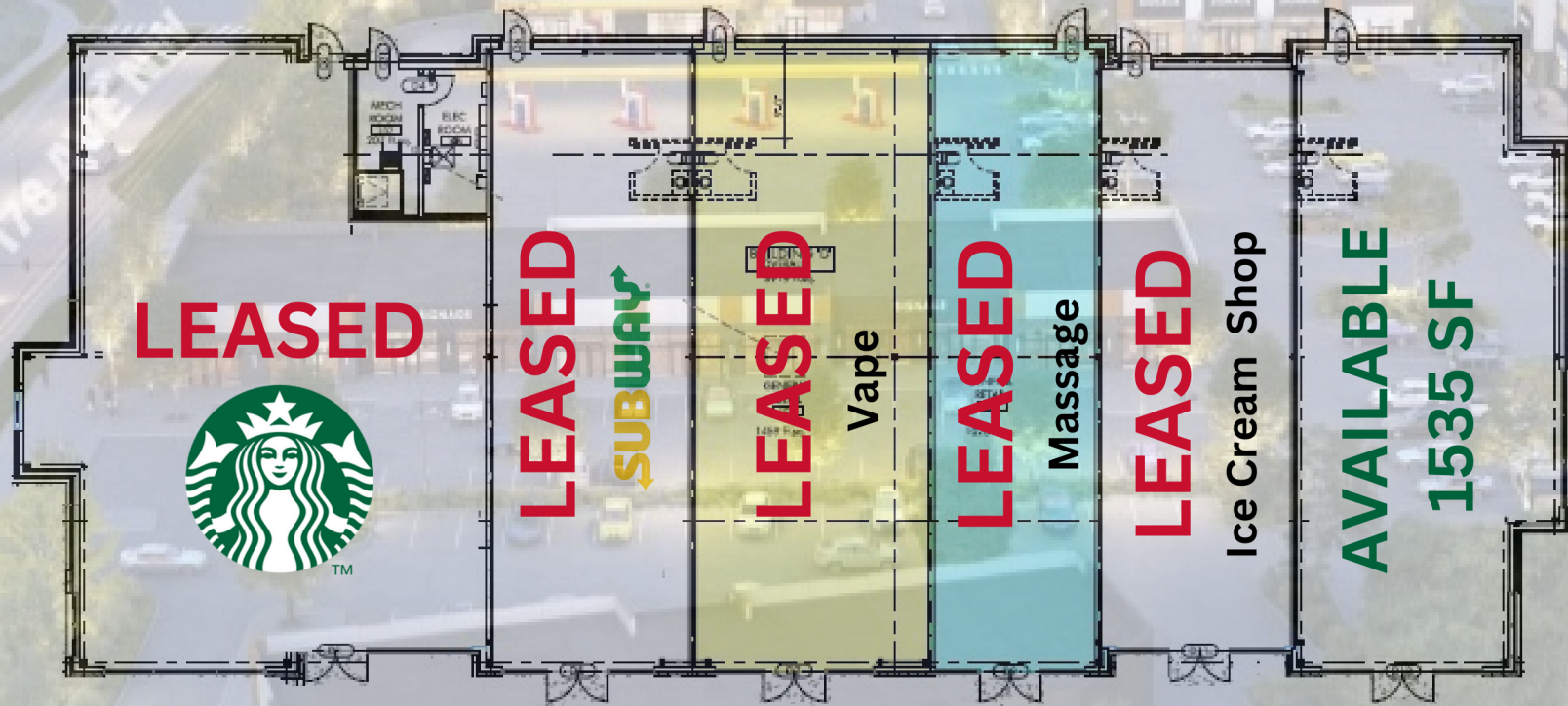
SITE PLANS

Building C



SITE PLANS

Building D





ROMI SARNA
AND
ASSOCIATES

Contact Us —



4107 99 Street Edmonton



(780)-450-6300



romi@romisarna.ca

