

\$0 - 9204 23 Avenue, Edmonton

MLS® #E4385472

\$0

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Parsons Industrial, Edmonton, AB

Welcome to District 23, Anchored by the renowned Starbucks Coffee, Daycare & Pizza this dynamic plaza offers a prime location, ensuring high foot traffic and visibility for businesses. With Starbucks as the cornerstone, District 23 invites a diverse mix of tenants to join this retail haven, catering to various businesses. Currently Phase 1 â€“ only 3 units remaining, ranging from 1135 SQFT plus offering ample space for your business. Embrace the opportunity to be part of this thriving retail landscape, where every storefront contributes to a vibrant tapestry of offerings. COMING Q1/2026


Built in 2024

Essential Information

| | |
|------------|----------|
| MLS® # | E4385472 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 9204 23 Avenue |
| Area | Edmonton |
| Subdivision | Parsons Industrial |




PROPERTY DETAILS

| | |
|------------------|-------------------------------|
| Transaction Type | For Lease |
| Address | 9204 23 Ave NW Edmonton AB |
| Zoning | IB |
| Site Area | 3.32 Acres |
| Phase I | 9,160 Sq. Ft. |
| Phase I Parking | 100 Stalls |
| Phase 2 | 26,000 Sq. Ft. |

| | |
|-------------|------------------------------------|
| Lease Rates | Starting at \$35.00 |
| Op Cost | \$13.00 / SqFt / Annum (est. 2024) |
| Phase 1 ETA | Q2-Q3 2025 |

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 used to be independently verified by our licensed surveyors.



AERIAL MAP



SITE

| | |
|----------------------------------|------------|
| HOUSEHOLD INCOME | |
| Avg. Household Income | \$107,000 |
| Avg. Household Spending | \$125,042 |
| POPULATION & EXPOSURE | |
| • Population: | 167,948 |
| • Households: | 61,772 |
| • Median Age: | 35.7 |
| • 23 Avenue: | 31,342 VPD |
| • 91 Street: | 38,559 VPD |
| • Parsons Road: | 21,608 VPD |



AERIAL MAP



DISTRICT 23

23 Avenue

91 Street



| | |
|-------------|----------|
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6N 1H9 |

Exterior

| | |
|--------------|-------------|
| Exterior | Steel Frame |
| Construction | Steel Frame |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 3rd, 2024 |
| Days on Market | 337 |
| Zoning | Zone 41 |

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Listing information last updated on April 5th, 2025 at 10:17am MDT