AMNOR MANNING
3325 153 AVE NW, EDMONTON

NEW RETAIL DEVELOPMENT

2025/2026 POSSESSIONS

- Upcoming highschool & residential along 153 Ave
- 193,962 population within 7km (2022)
- Manning Dr 31,200VPD
  153 Ave 16,300VPD
- Future LRT extension from Clareview
- High exposure location
- Ample parking over 200 stalls on the site
- Low operating costs!

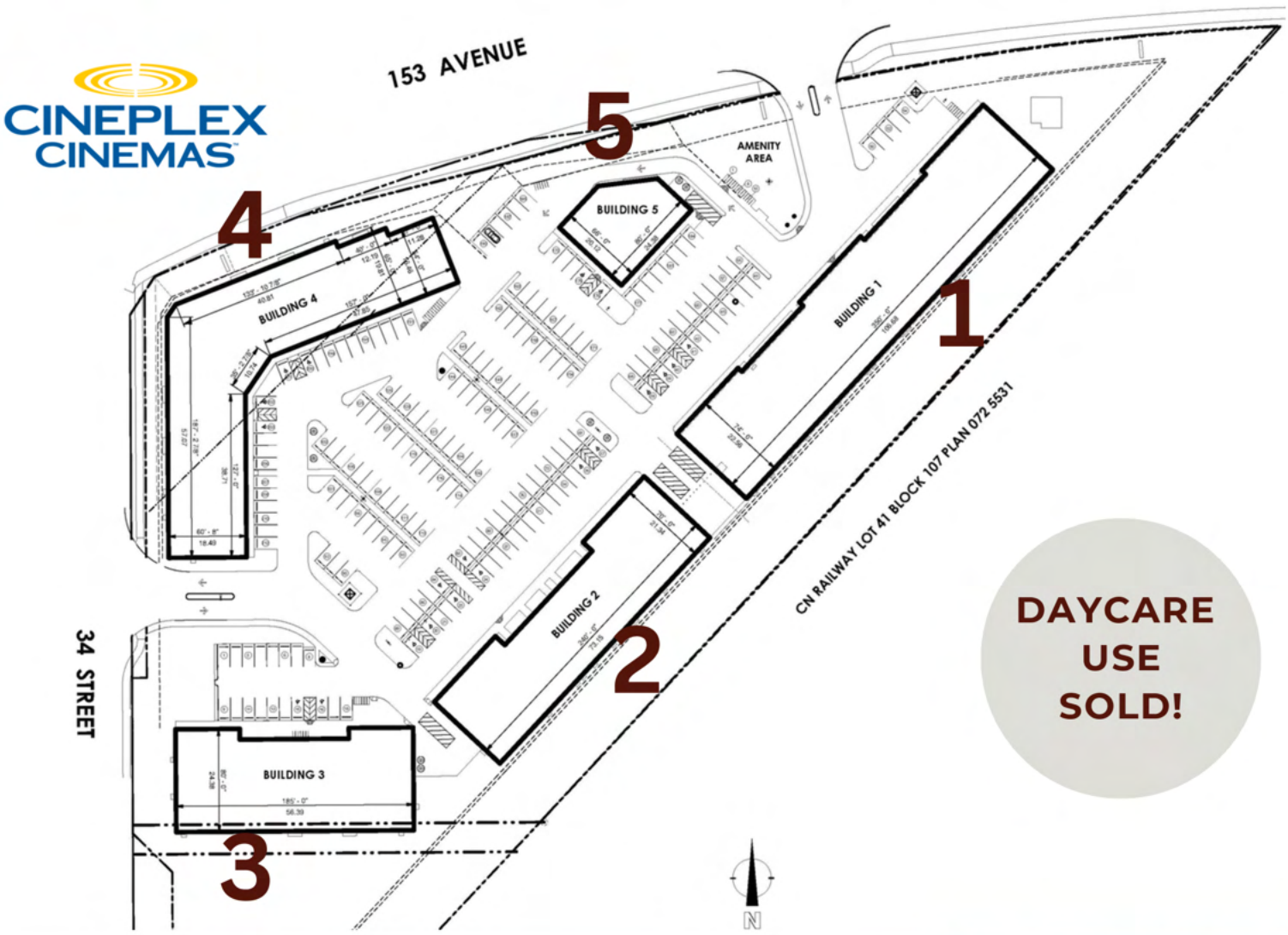
Amnor GROUP INC.

(780) 264 - 1063
(780) 498 - 2610

Sales@AmnorGroup.com
www.AmnorGroup.com

BUILDING #2
3341 - 153 AVE
2024

BUILDING #3
3371 - 153 AVE
2024



DAYCARE USE SOLD!

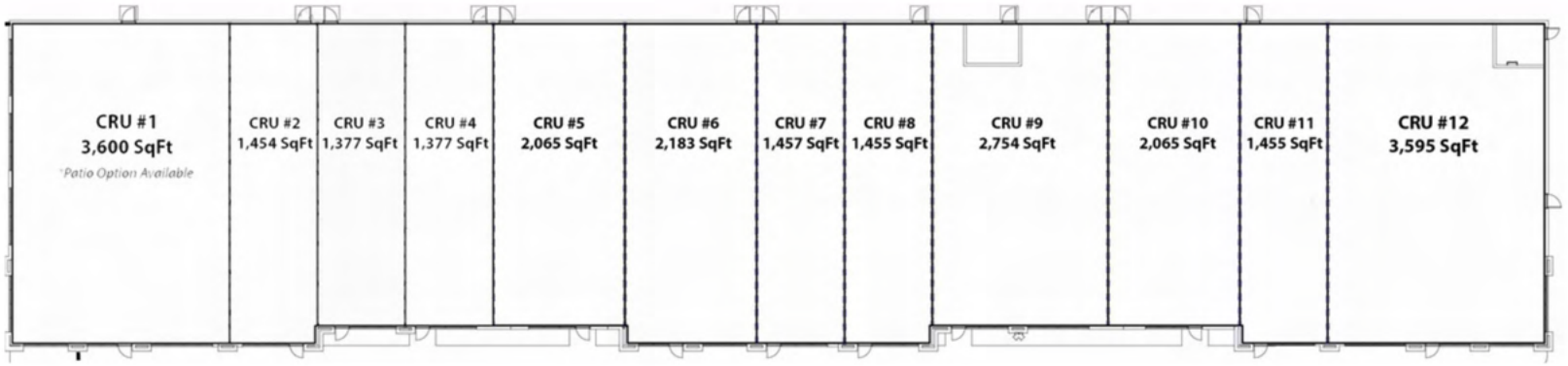
Condominium Plan 242 1328		Utilities	All separately metered
Zoning	DC2	Parking	200+ common stalls
Bldg & Site Area	82,842 SqFt on 7.68ac	Signage	Fascia and pylon
Condo Fees	Est $3.75 /SqFt/Yr	Clear Span	30Ft (typical)
Property Taxes	Est $6.25 /SqFt/Yr	Ceiling Height	16Ft (typical)

Building 1

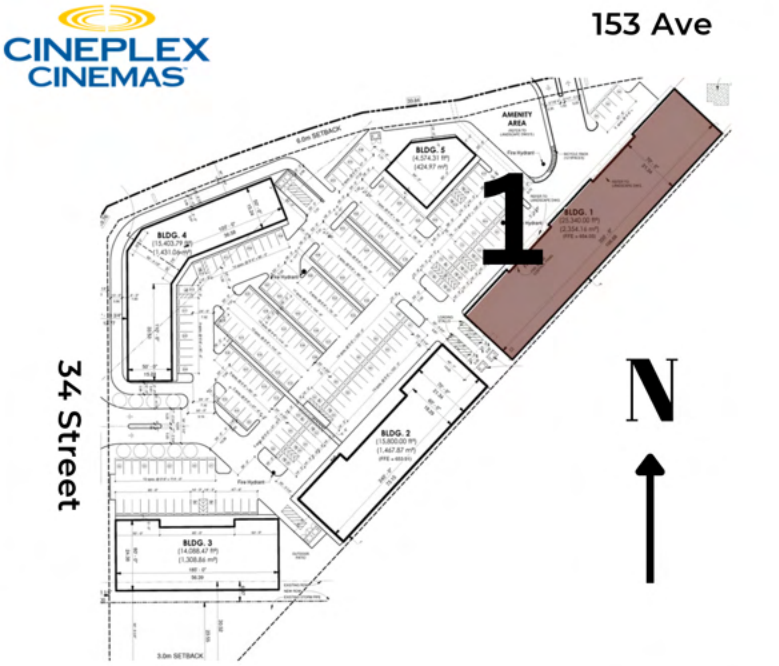
Amnor Manning

Fall 2025

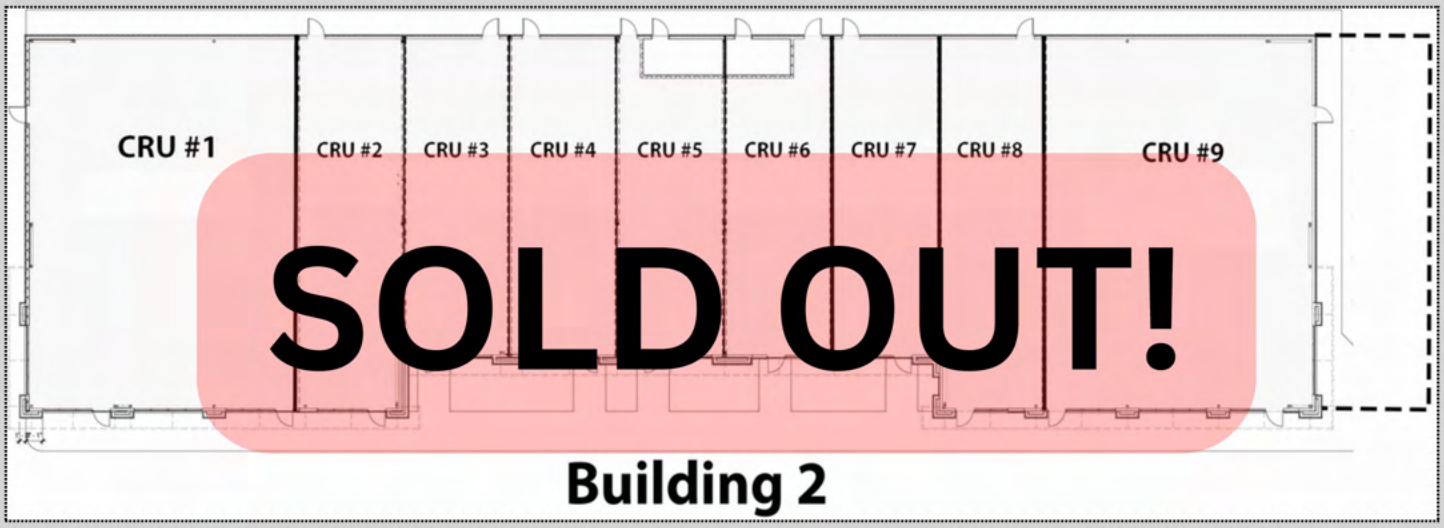
Possessions



Unit	SqFt	Price
1	3,600	AVAILABLE
2	1,454	AVAILABLE
3	1,377	AVAILABLE
4	1,377	AVAILABLE
5	2,065	PENDING
6	2,183	AVAILABLE
7	1,457	AVAILABLE
8	1,455	AVAILABLE
9	2,754	AVAILABLE
10	2,065	AVAILABLE
11	1,455	AVAILABLE
12	3,595	AVAILABLE

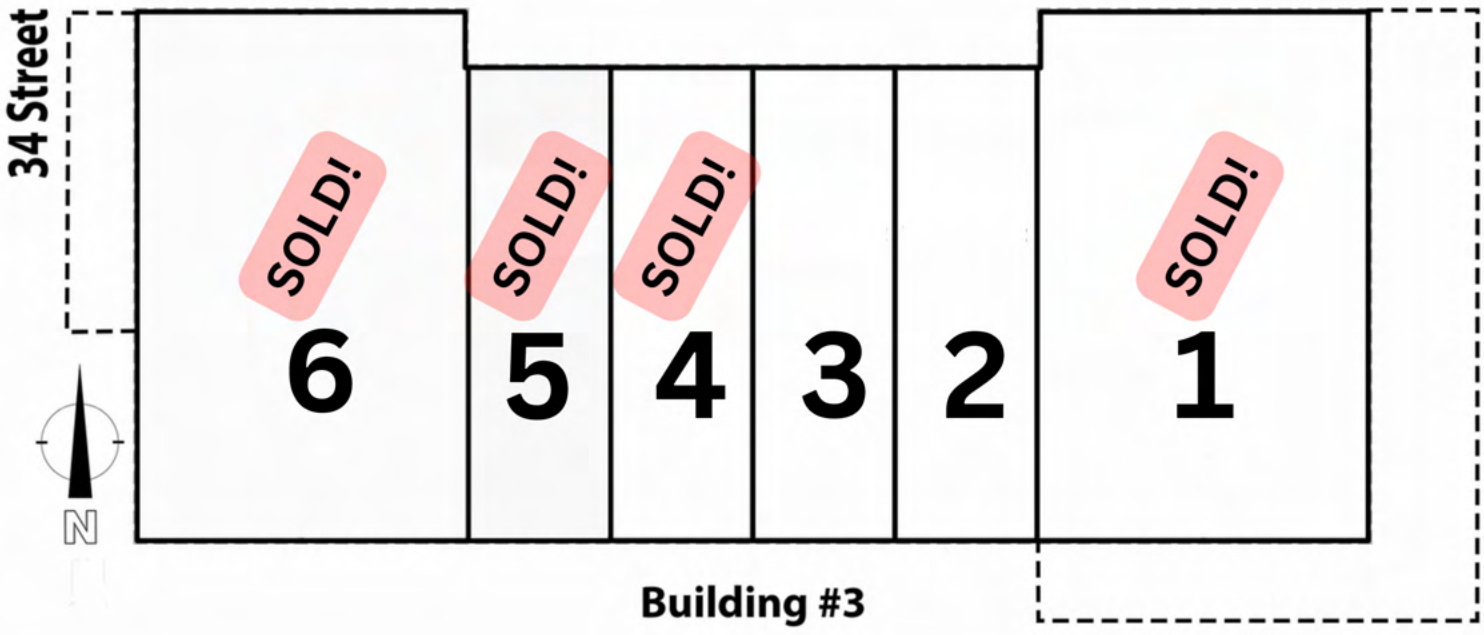


January 2025



Building 3 (Immediate Possession)		
Unit	**SqFt**	**Price**
1	3,708	SOLD
2	1,501	AVAILABLE
3	1,501	AVAILABLE
4	1,501	SOLD
5	1,501	SOLD
6	3,896	SOLD

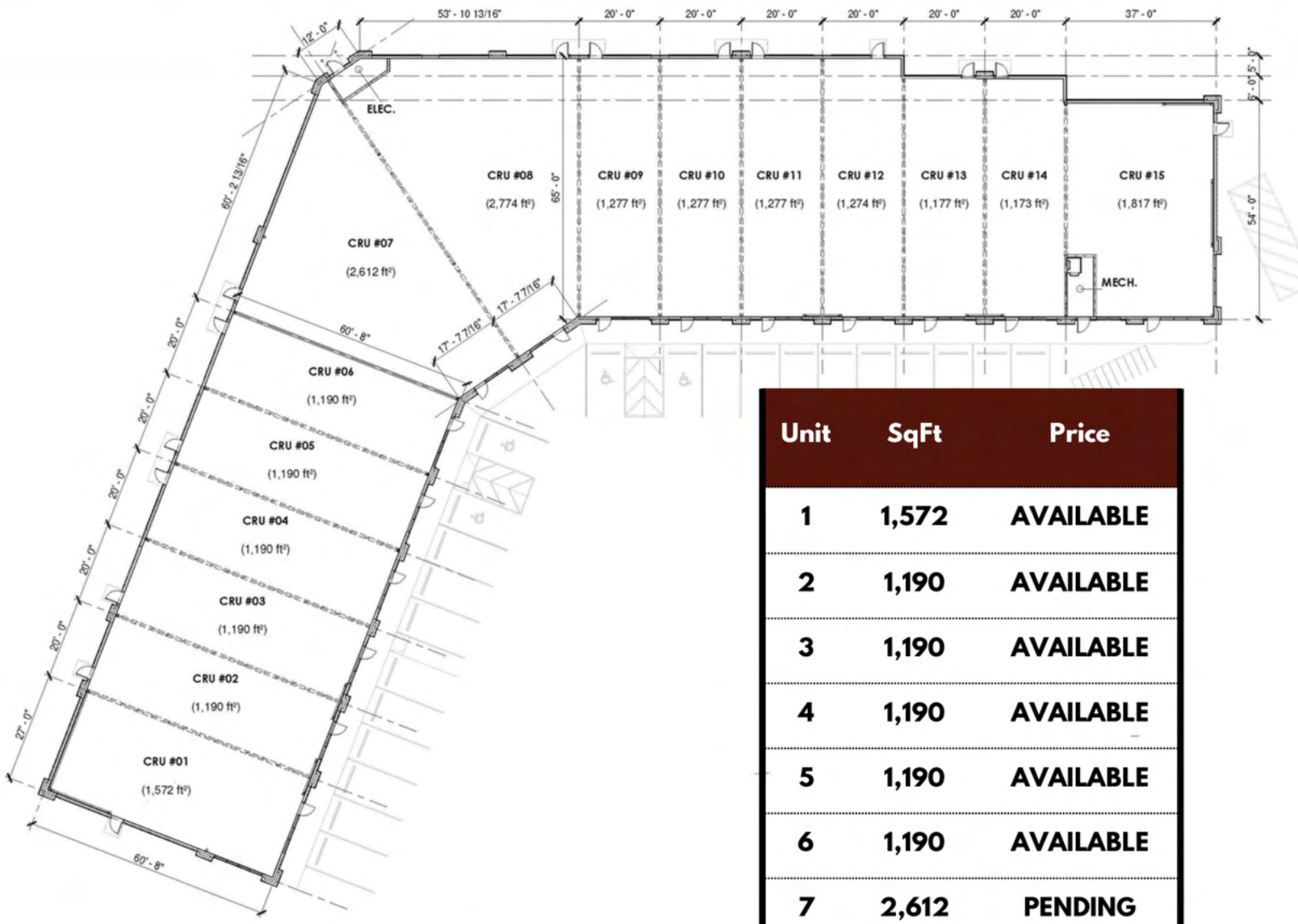
CINEPLEX CINEMAS



January 2025

Building 4
Amnor Manning

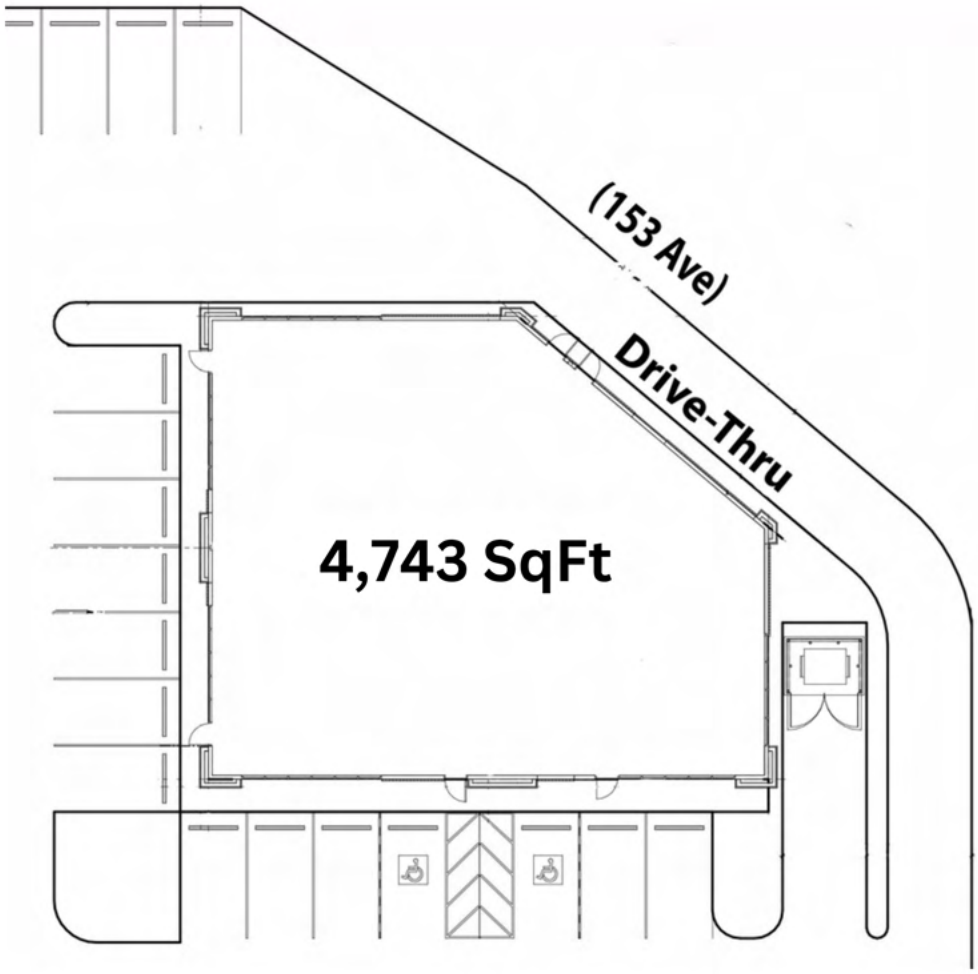
2025/2026
Possessions

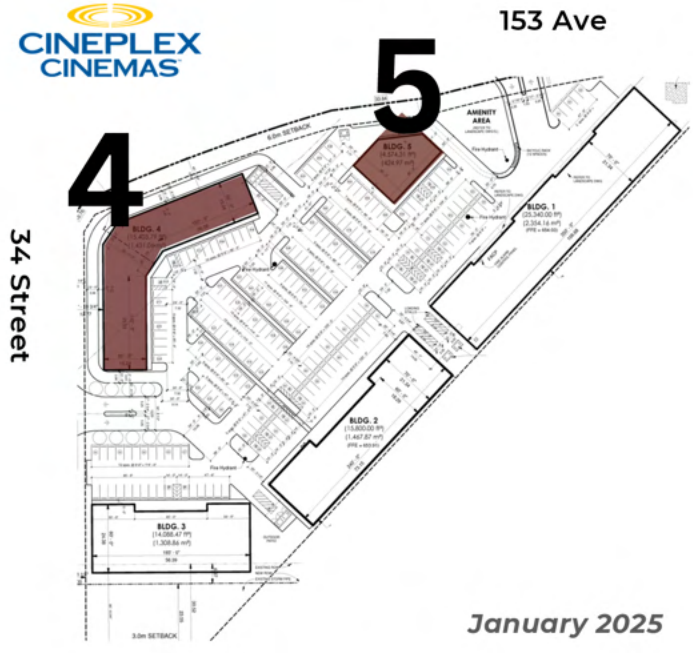


Unit	SqFt	Price
1	1,572	AVAILABLE
2	1,190	AVAILABLE
3	1,190	AVAILABLE
4	1,190	AVAILABLE
5	1,190	AVAILABLE
6	1,190	AVAILABLE
7	2,612	PENDING
8	2,774	AVAILABLE
9	1,277	AVAILABLE
10	1,277	AVAILABLE
11	1,277	AVAILABLE
12	1,274	AVAILABLE
13	1,177	AVAILABLE
14	1,173	AVAILABLE
15	1,817	AVAILABLE

Building 5
Amnor Manning

2025/2026
Possession





January 2025

- Can be demised into separate units for **multiple businesses**
- **Drive thru** window located on the North face
- **Signage availability** on each side of the building
- High traffic **exposure** next to 153 Ave and the site traffic entrance