

PLAZA 34 - RETAIL CONDOS

9216 - 9222 34 AVE NW, EDMONTON AB



ROMI SARNA AND
ASSOCIATES

FOR LEASE

The information contained herein was contained 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.

PLAZA 34 - RETAIL CONDOS

LOCATION HIGHLIGHTS

- Located along 34 Ave NW, in Edmonton's growing southeast commercial corridor.
- High visibility on a busy commercial stretch with strong daytime traffic.
- Close proximity to major roadways: Whitemud Dr, Calgary Trail, and Anthony Henday Dr.

PROPERTY ADVANTAGE

- Basic rent from \$34.00 PSF
- Units range from 1,183–2,819 sq. ft.
- Two units (9220 & 9222) can be combined or demised
- Immediate availability for owner-users or tenants
- Concrete block construction with modern façade
- High parking ratio with 37 stalls on-site

COME JOIN OUR GROWING COMMUNITY!

TRANSPORTATION LINKS

- Easy access to Whitemud Dr, 91 St, Gateway Blvd & Anthony Henday Dr.
- Surrounded by commercial activity and well-serviced by transit.
- Dedicated surface parking for customers & tenants.

SURROUNDING DEMOGRAPHICS

- Located in Parsons & Richfield area
- 41.5% population growth since 2016
- Median household income: \$94,153
- Unemployment rate: 6.7%
- In labour force: 70.9%
- Diverse ethnic makeup including South Asian, Filipino, Chinese, African Canadian



AERIAL MAP



HOUSEHOLD INCOME & EMPLOYMENT



Median household income	\$72,000
Average household income	\$90,000
Unemployment rate	8.8%

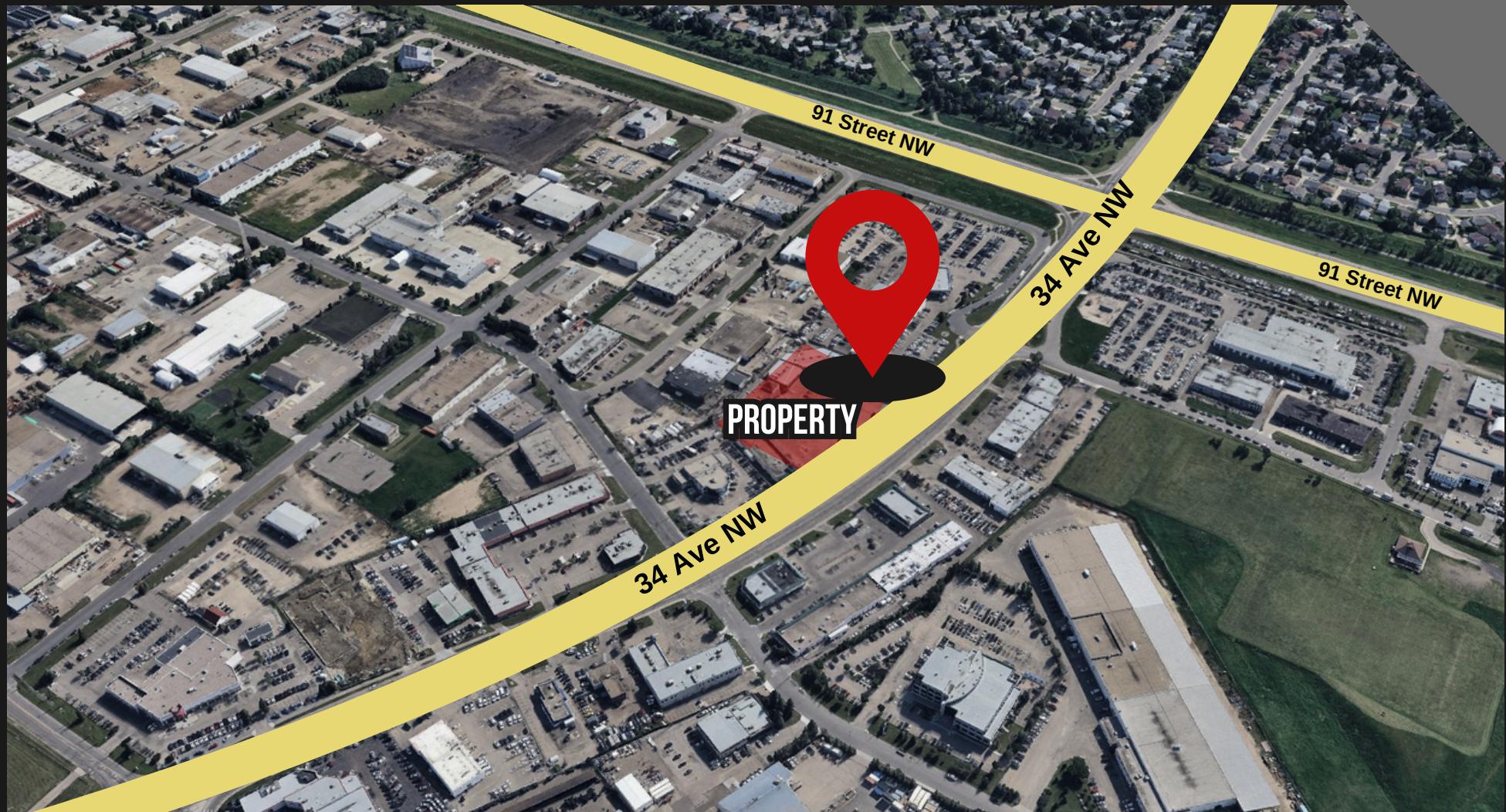
POPULATION



Total population	163,432
Households	58,557
Median age	36.8 years

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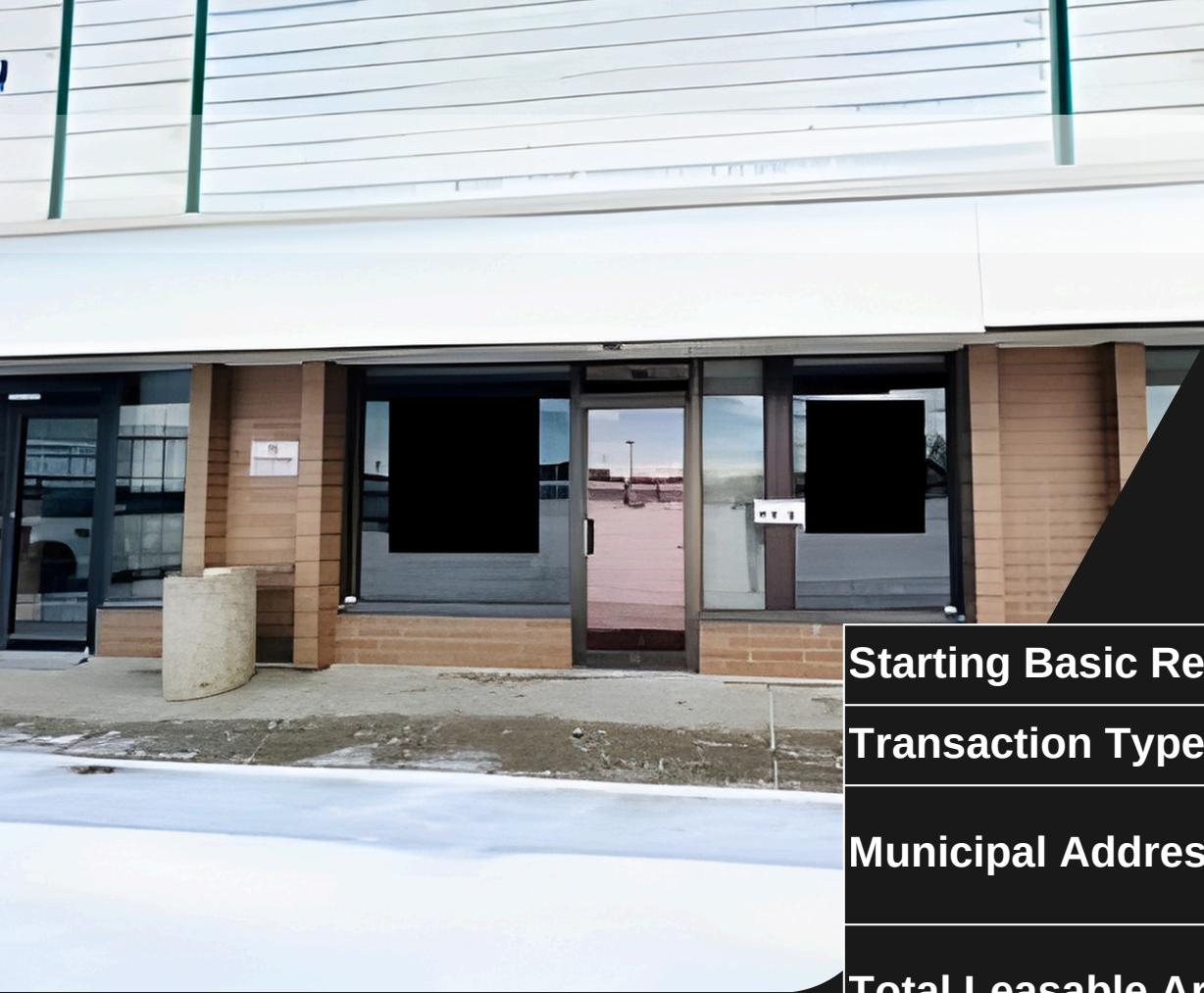
AERIAL MAP



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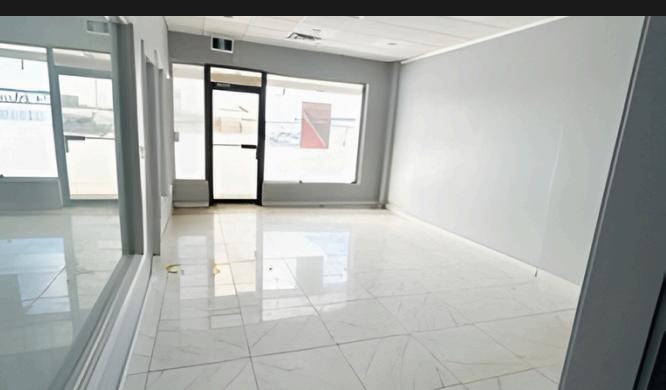
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PROPERTY DETAILS



Starting Basic Rent	34.00 PSF
Transaction Type	For Lease
Municipal Address	9216 - 9222 34 Ave NW, Edmonton AB
Total Leasable Area	6,183 SF
Year Built	1981
Zoning	General Commercial Zone (CG)

PROPERTY PHOTOS



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SITE'S AERIAL VIEW



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CONTACT US

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