



<b>Retail For Lease</b>	<b>LP:</b>	<b>\$0</b>
<b>Edmonton</b>	<b>27 Lse Rate:</b>	<b>\$38.00</b>
<b>Griesbach</b>	<b>T5E 6Z7</b>	<b>SP:</b>

<b>Listing ID #:</b>	E4463169	<b>ACTIVE</b>
<b>Trans Type:</b>	For Lease	<b>Linc #:</b>
<b>Sale Type:</b>		<b>Land Size SF:</b>
<b>Zoning:</b>	CG	<b>Land Size Acres:</b>
<b>Prop Taxes:</b>	/	<b>Lot Frontage:</b>
<b>Other Types:</b>	OFC, RET	<b>Subj Prop Width:</b>

**Legal Plan/Block/Lot:** 2321252 / - / 37 **Unit #:** B 101 **M:** **R:** **T:** **S:** **Q:**

Exceptional Opportunity to Lease in Jewel of Griesbach! A Highly desirable multi-building Commercial Development focused on Retail, Restaurants, Speciality Medical, Veterinary & Professional Services. This Brand new corner retail bay is ready to be fixtured and a perfect fit for: Oriental / Restaurant, Salon, Medical / Vet and more. Built along 137 Av and 29,000 VPD, scramble parking, and surrounded by both mature and high-density residential development with more being built on the block!. Lakes, school, daycares, parks and playgrounds make this a tremendous opportunity! Jewel of Griesbach is a BOOMING and Dynamic Halal development. Total Ops Costs are estimated, Property Tax in is yet to be determined by the City of Edmonton.

#### Directions

#### Property Details

**Title to Land:**  
**Env Asmt Phase:**  
**Assessment Type:**  
**# of Parcels:**

#### General Building Details

**Building Type:** Mixed Use, Commercial Mix, Shopping Centre  
  
**Construction:** Brick/Masonry, Metal, Mixed  
  
**Subject Space SqFt:** 1,438  
**Subject Space Width:** 26.70  
**Year Built:** 2024

#### Land

**Site Services:**

**Water Supply:**

**Sewer / Septic:**

#### Multi Family

**# of Storeys:** **Total # of Units:** 0  
**# of 1 Bedroom Apts:**  
**# of 2 Bedroom Apts:**  
**# of 3 Bedroom Apts:**  
**# of 4+ Bedroom Apts:**  
**# of Bachelor Apts:**  
**# of Penthouse Apts:**  
**# of Other Units:**  
**# of Parking Spaces:**

#### APOD Information

**Gross Operating Income:**  
**Other Income:**  
**Effective Gross Income:**  
**Expense Total:**  
**Total Op Expenses:**  
**Net Operating Income:**  
**Cap Rate:**

#### Business/Business w/Property

**Major Business Type:**  
**Minor Business Type:**

#### Lease Details

**Lease Type:** Net  
**Net Lse Rate SF/Annum:** \$38.00

**Lease Term (Months):** 36-60/+  
**Lease Op Cost SqFt:** \$12.12

**Subject Space SqFt:** 1,438



137 Ave NW  
Map data ©2025 Google