



Retail For Lease

Edmonton

#Unit B 101 5320 ADMIRAL GIROUARD ST

Griesbach

T5E 6Z7

LP: \$0

Lse Rate: \$38.00

SP:

Listing ID #: E4463169

Trans Type: For Lease

Sale Type:

Zoning: CG

Prop Taxes: /

Other Types: OFC, RET

Linc #: L444403716

Land Size SF:

Land Size Acres:

Lot Frontage:

Subj Prop Width:

ACTIVE

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 mult-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:

of 1 Bedroom Apts:

of 2 Bedroom Apts:

of 3 Bedroom Apts:

of 4+ Bedroom Apts:

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:

Total # of Units: 0

of Bachelor Apts:

of Penthouse Apts:

of Other Units:

of Parking Spaces:

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

