

AMNOR MANNING

3325 153 AVE NW, EDMONTON



NEW RETAIL DEVELOPMENT

2023/24 POSSESSION



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!

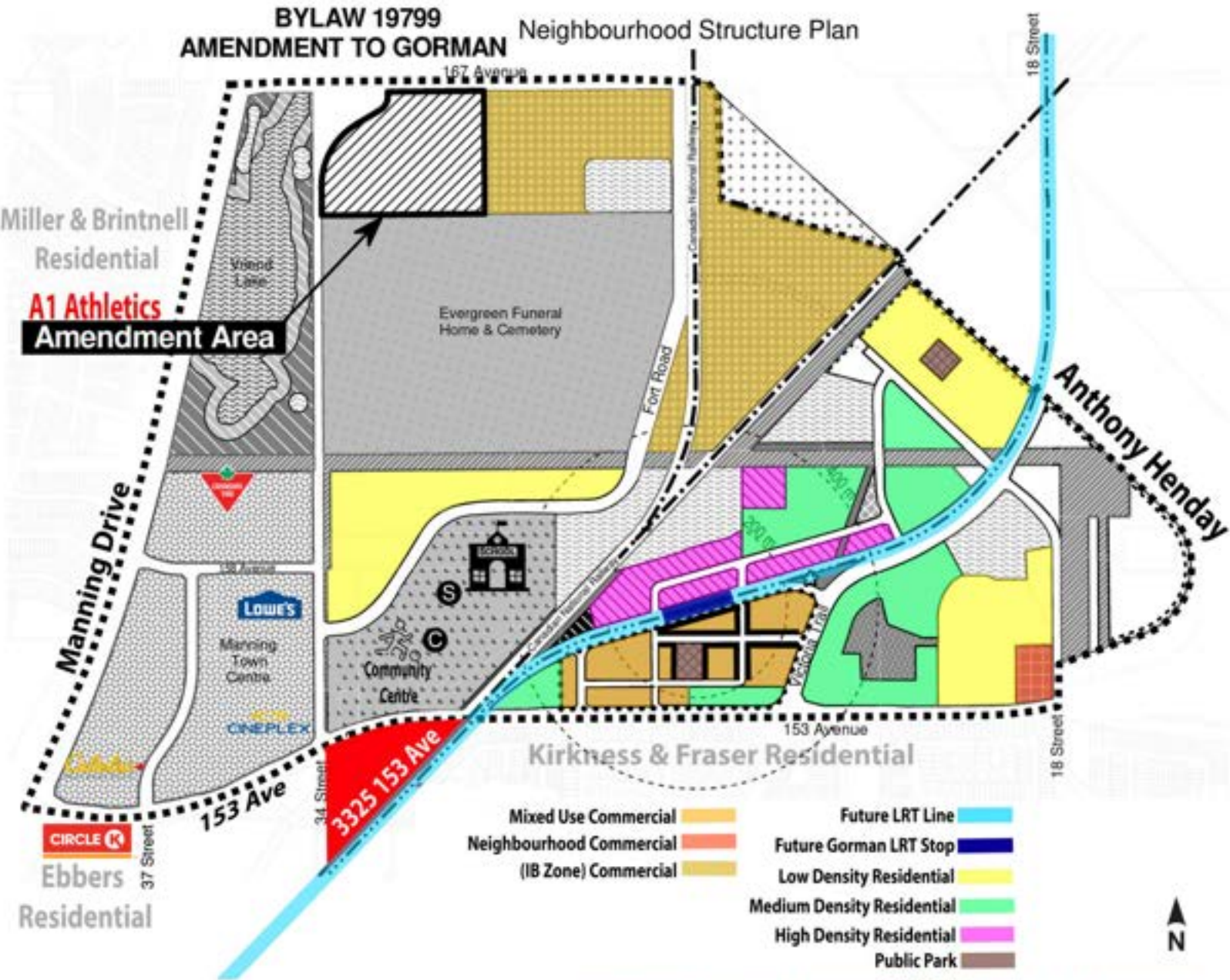
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**BYLAW 19799
AMENDMENT TO GORMAN**

Neighbourhood Structure Plan



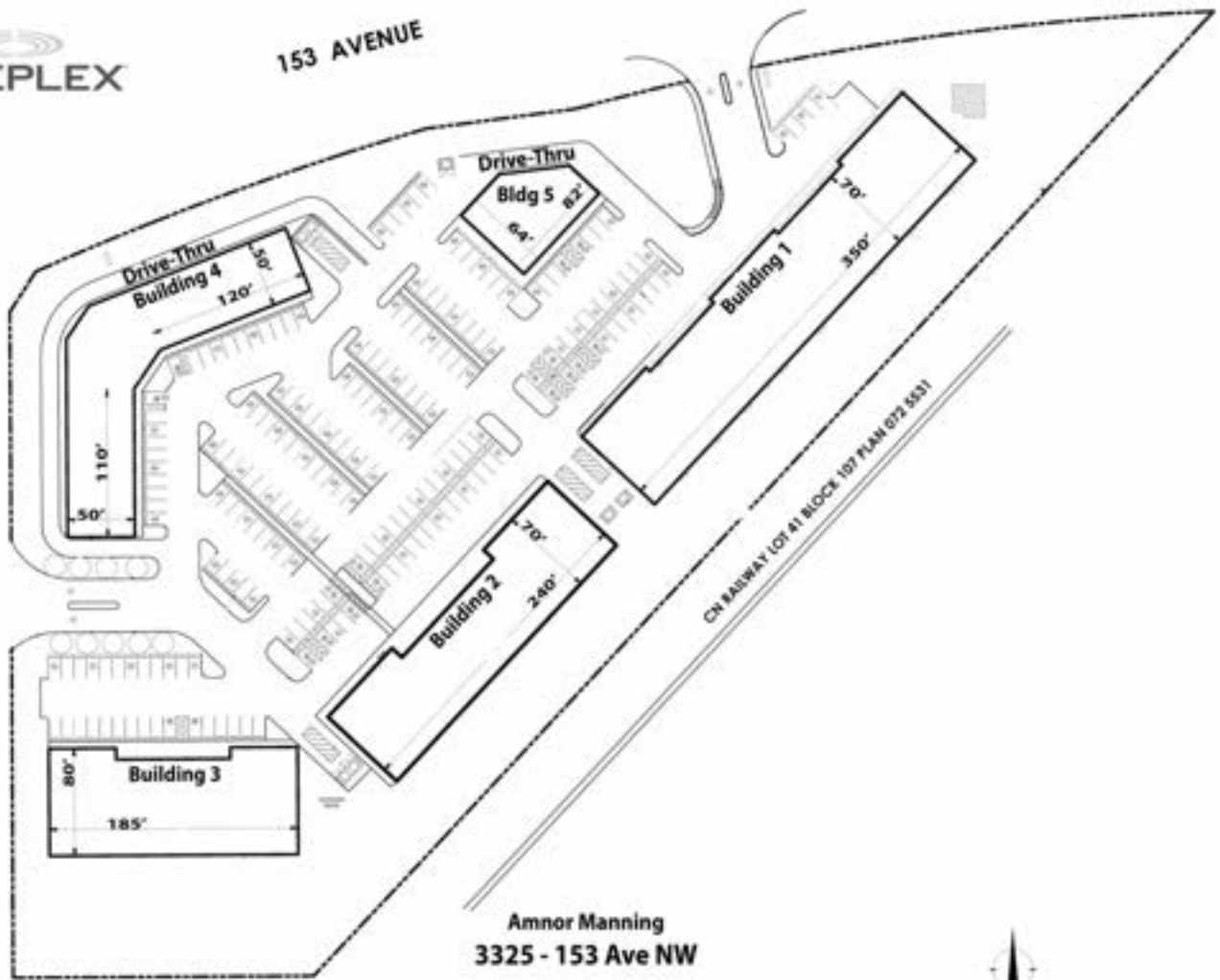
Manning Drive 31,200VPD & 153 Ave 16,300VPD





153 AVENUE

34 STREET

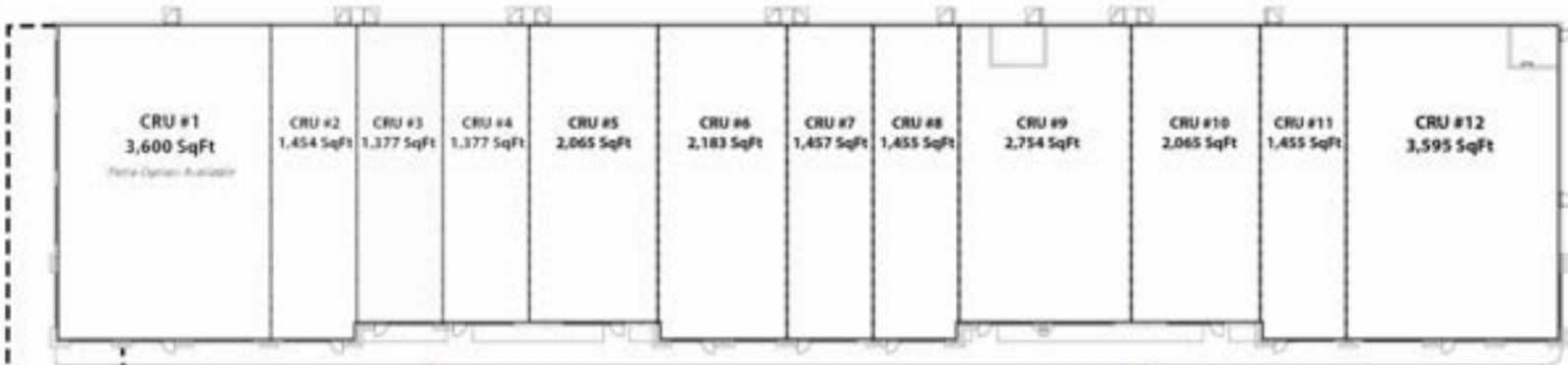


Amnor Manning
3325 - 153 Ave NW



Plan 1620747 Blk 3 Lot 2 (Condo Plan TBD)	Utilities	All separately metered
Rezoning	DC2	200+ common stalls
Bldg & Site Area	73,000 SqFt on 7.68ac	Fascia and pylon
Condo Fees	Est \$3.75 /SqFt/Yr	30Ft
Property Taxes	Est \$5.50 /SqFt/Yr	16Ft
	Parking	
	Signage	
	Clear Span	
	Ceiling Height	



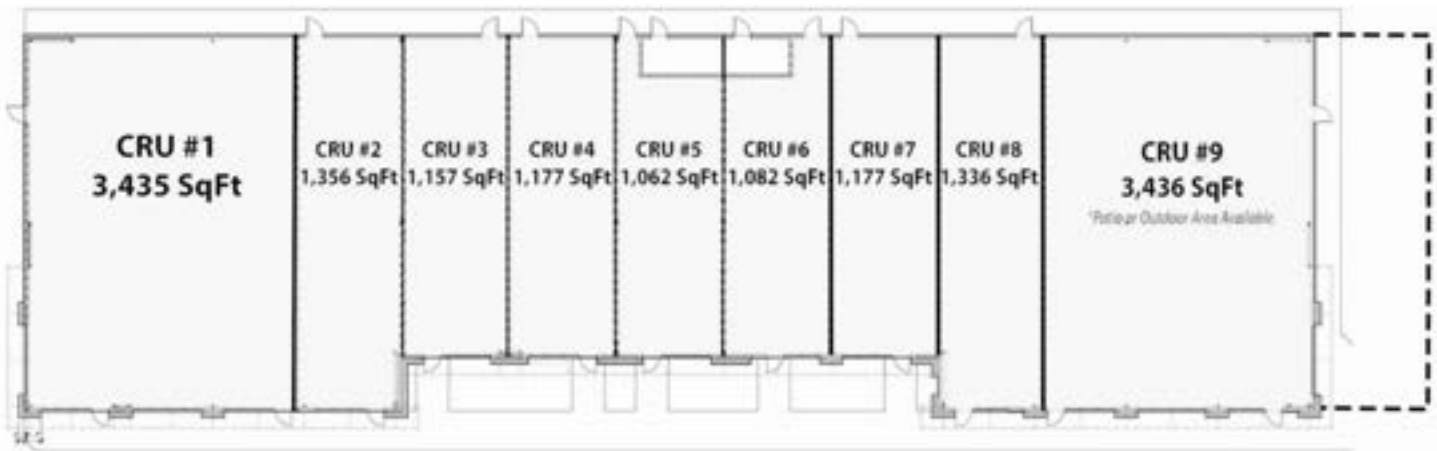


Building 1 (Possession 2024)		
Unit	SqFt	Price (\$/SqFt)
1	3,600	PENDING
2	1,454	PENDING
3	1,377	SOLD
4	1,377	PENDING
5	2,065	
6	2,183	
7	1,457	
8	1,455	
9	2,754	
10	2,065	
11	1,455	
12	3,595	



CINEPLEX CINEMAS



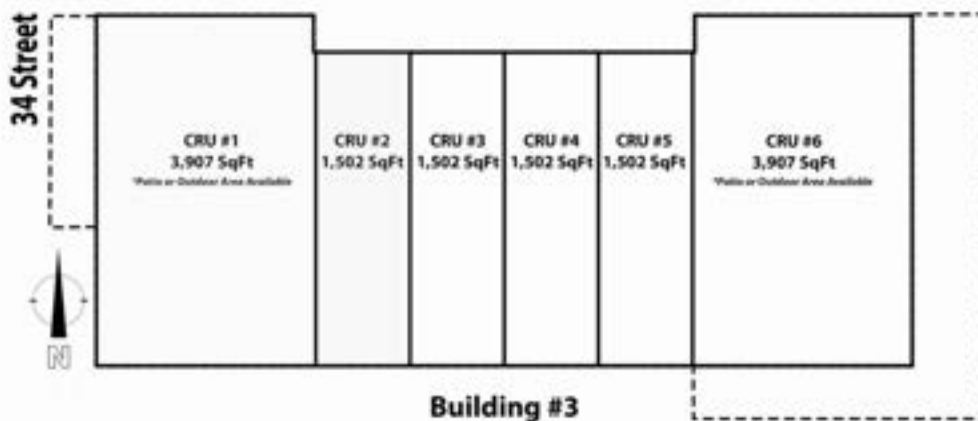


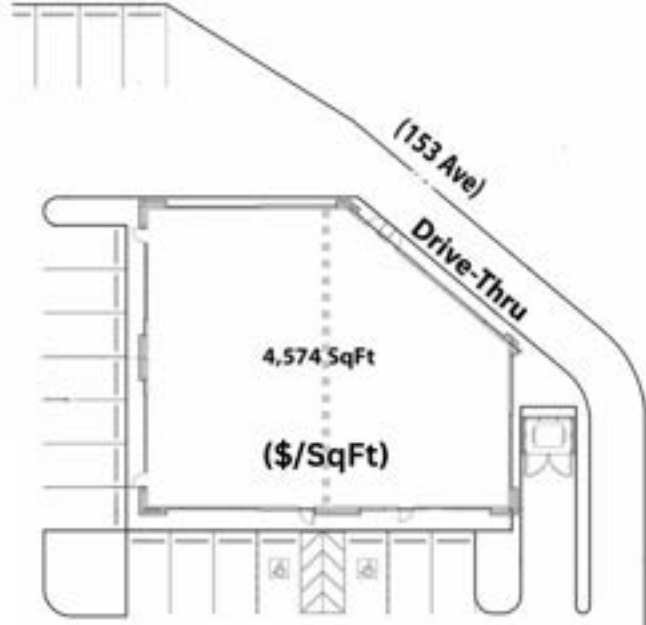
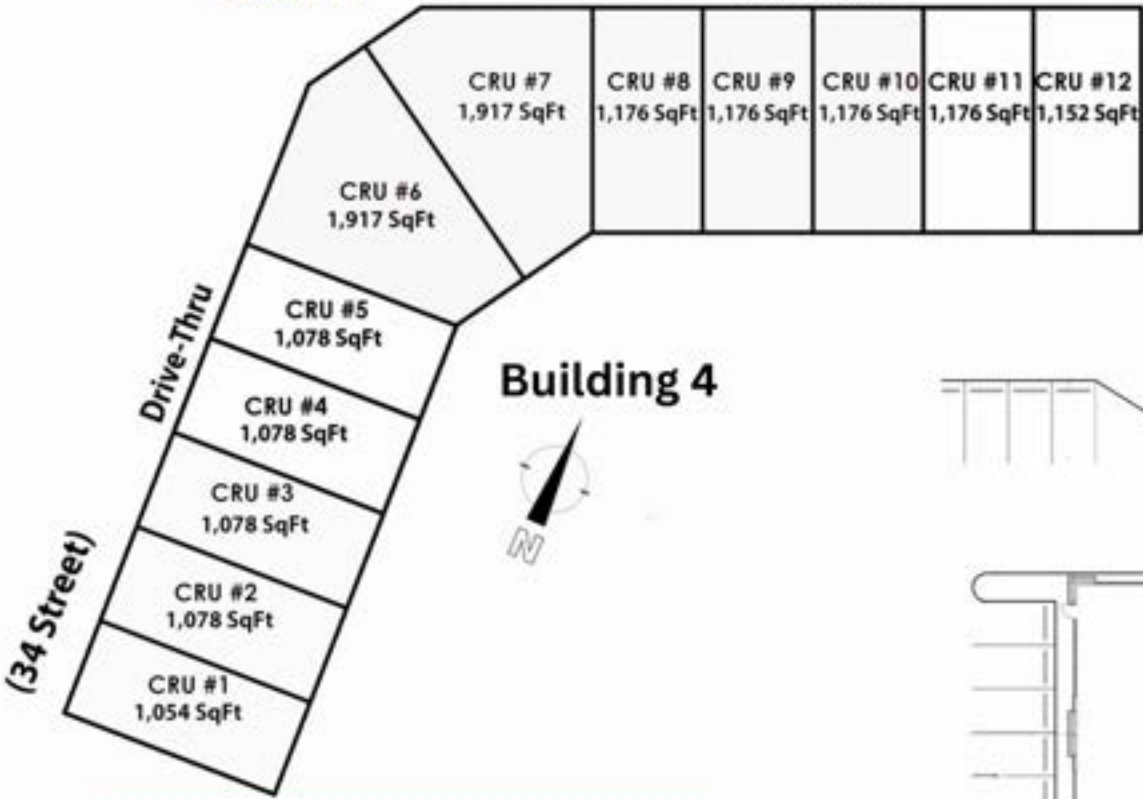
Building 2

Building 2 (Possession 2023)		
Unit	SqFt	Price (\$/SqFt)
1	3,435	SOLD
2	1,356	SOLD
3	1,157	PENDING
4	1,177	PENDING
5	1,062	SOLD
6	1,082	SOLD
7	1,177	SOLD
8	1,336	SOLD
9	3,436	SOLD

Building 3 (Possession 2023/2024)		
Unit	SqFt	Price (\$/SqFt)
1	3,907	PENDING
2	1,502	SOLD
3	1,502	
4	1,502	
5	1,502	
6	3,907	

Building 3





Building 5

Available to purchase as a single unit.
 Demising options shown for reference only.

*Double lane can be accommodated

Building 4 (Possession 2024)		
Unit	SqFt	Price (\$/SqFt)
1	1,054	PENDING
2	1,078	PENDING
3	1,078	PENDING
4	1,078	
5	1,078	
6	1,917	SOLD
7	1,917	SOLD
8	1,176	SOLD
9	1,176	SOLD
10	1,176	SOLD
11	1,176	
12	1,152	

