

**SALE PRICE: \$565,000**

**FOR LEASE/SALE**

## **SQUARE ON 23RD RETAIL CONDO INVESTMENT**

**Excellent opportunity to  
locate your business in a busy  
Shopping Centre**

9170 23 Avenue NW, Edmonton, AB

Cushman & Wakefield Edmonton  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

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**Seif Jiwaji**  
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# PROPERTY HIGHLIGHTS

- Professionally maintained complex
- Exposure to 23rd Avenue with ample parking on site
- Minutes from Costco and South Common
- Conveniently located with quick access to 91 Street, Whitemud Freeway and Anthony Henday



GATEWAY BLVD

SOUTH COMMON

EDMONTON RESEARCH PARK

COSTCO WHOLESALE

91 STREET NW

23 AVENUE NW

23 AVENUE NW

# PROPERTY DETAILS

## MUNICIPAL ADDRESS

9170 - 23 Avenue NW, Edmonton, AB

## LEGAL DESCRIPTION

Condominium Plan 0822030, Unit 3

## ZONING

Industrial Business Zone (IB)

## NEIGHBOURHOOD

Parsons Industrial

## AVAILABILITY

1,165 SF

## BUILT

2008

## PROPERTY TAXES

\$10,474 (2023)

## PROPERTY TAX ASSESSMENT

\$499,000 (2024)

## PROPERTY TAXES

Standard Municipal  
Services

## SALE PRICE

\$565,000  
(\$485 per SF)

## LEASE RATE

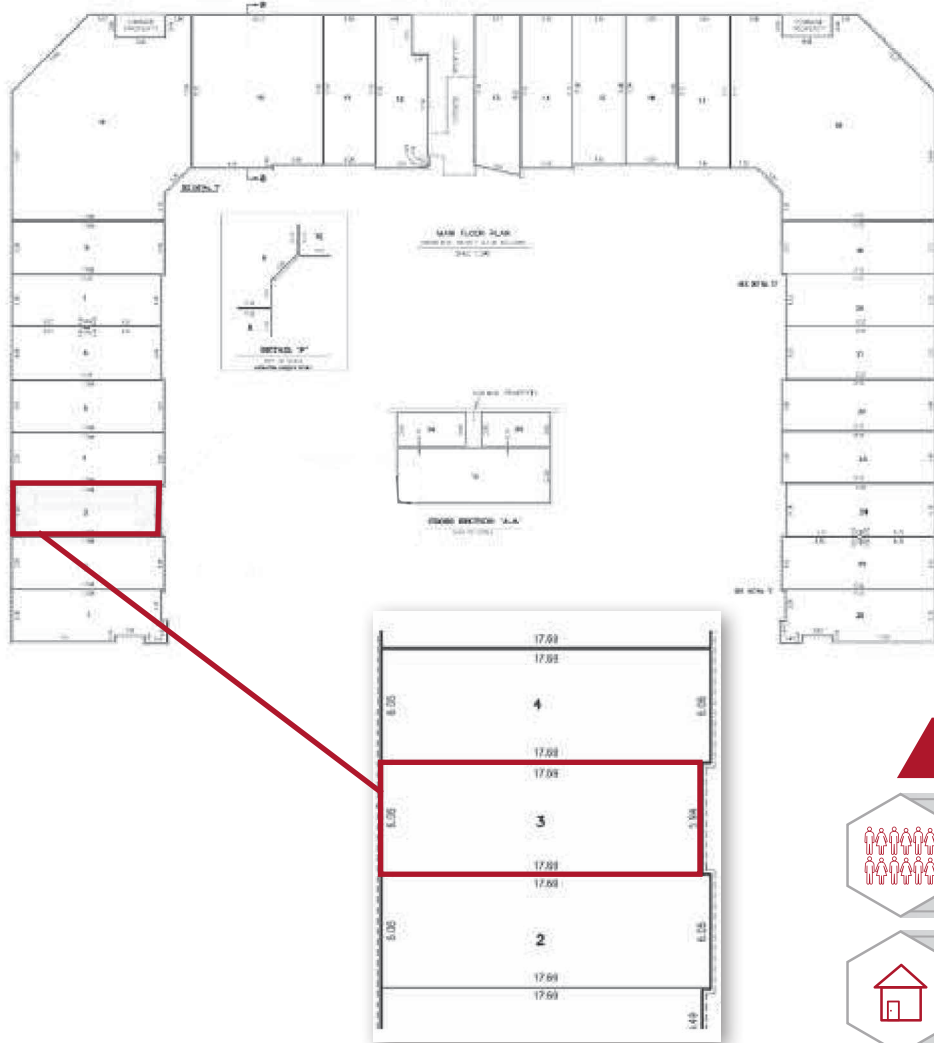
Market

## COMMON AREA COST

\$14.77 per SF  
(2023)



# SITE PLAN



# INTERIOR PHOTOS



## DEMOGRAPHICS

POPULATION	POPULATION		
	1km	3km	5km
	2,888	52,230	178,050

HOUSEHOLDS	HOUSEHOLDS		
	1km	3km	5km
	1,040	19,066	65,208

AVERAGE INCOME	AVERAGE INCOME		
	1km	3km	5km
	\$100,352	\$96,077	\$107,584

VEHICLES PER DAY	VEHICLES PER DAY		
	31,300 on 23 Avenue NW in front of property		

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