

# \$0 - 9204 23 Avenue, Edmonton

MLS® #E4385472

**\$0**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Parsons Industrial, Edmonton, AB

Welcome to District 23, Anchored by the renowned Starbucks Coffee, Daycare & Pizza this dynamic plaza offers a prime location, ensuring high foot traffic and visibility for businesses. With Starbucks as the cornerstone, District 23 invites a diverse mix of tenants to join this retail haven, catering to various businesses. Currently Phase 1 â€“ only 3 units remaining, ranging from 1135 SQFT plus offering ample space for your business. Embrace the opportunity to be part of this thriving retail landscape, where every storefront contributes to a vibrant tapestry of offerings. COMING Q1/2026

Built in 2024

## Essential Information

MLS® #	E4385472
Bathrooms	0.00
Acres	0.00
Year Built	2024
Type	Retail
Status	Active

## Community Information

Address	9204 23 Avenue
Area	Edmonton
Subdivision	Parsons Industrial

PROPERTY DETAILS	
Transaction Type	For Lease
Address	9204 23 Ave NW Edmonton AB
Zoning	IB
Site Area	3.32 Acres
Phase I	9,160 Sq. Ft.
Phase I Parking	100 Stalls
Phase 2	26,000 Sq. Ft.

  

Lease Rates	Starting at \$35.00
Op Cost	\$13.00 / SqFt / Annum (est. 2024)
Phase 1 ETA	Q2-Q3 2025

**AERIAL MAP**

**SITE**

HOUSEHOLD INCOME	
Avg. Household Income	\$107,000
Avg. Household Spending	\$125,042

POPULATION & EXPOSURE	
Population:	167,948
Households:	61,772
Median Age:	35.7
23 Avenue:	31,342 VPD
91 Street:	38,559 VPD
Parsons Road:	21,608 VPD

**AERIAL MAP**

**DISTRICT 23**

91 Street

23 Avenue

City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6N 1H9

### **Exterior**

Exterior	Steel Frame
Construction	Steel Frame

### **Additional Information**

Date Listed	May 3rd, 2024
Days on Market	315
Zoning	Zone 41

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Listing information last updated on March 14th, 2025 at 10:32am MDT