



# For Lease

Brand new neighbourhood retail  
from 1,566 s.f. to 6,955 s.f.

- Convenient access to 170th Street and Anthony Henday Drive
- Multiple size options available
- Great signage opportunities
- Abundant residential growth in the area
- No competition in the neighbourhood
- Possession Summer 2020

## Glenriding Commercial

21 Avenue SW & Rabbit Hill Road  
Edmonton, AB

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### Paul Raimundo

Vice President

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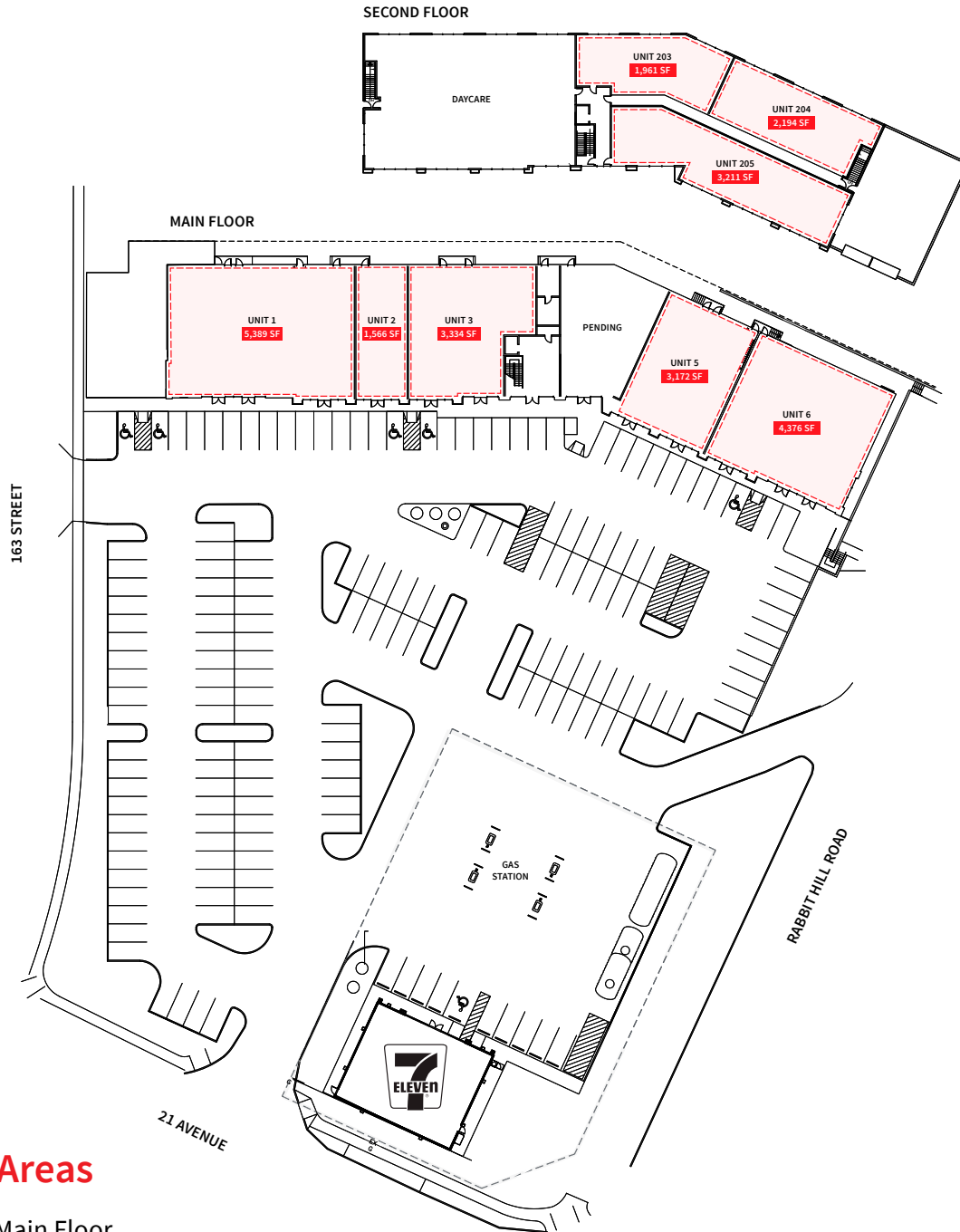
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Assistant Vice President

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## Leasable Areas

- Building A - Main Floor
  - Unit 1 5,389 s.f.
  - Unit 2 1,566 s.f.
  - Unit 1 + 2 6,955 s.f.
  - Unit 3 3,334 s.f.
  - Unit 5 3,172 s.f.
  - Unit 6 4,376 s.f.
- Building A - Second Floor
  - Unit 203 1,961 s.f.
  - Unit 204 2,194 s.f.
  - Unit 205 3,211 s.f.

## Details

- Lease Rate \$35.00 p.s.f.
- Op. Costs \$11.00 p.s.f. (2018 estimate)
- Parking 145 stalls
- Zoning CB1 - Low Intensity Business Zone

# Glenriding Commercial

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Glenriding Commercial



## Area Structure Plan

- Single / Semi-Detached Residential
- Row Housing
- Low-Rise / Medium Density Housing
- Neighbourhood Commercial
- Stormwater Management Facility
- Urban Village Park
- District Park

**BYLAW 16740 APPROVED GLENRIDGING HEIGHTS**  
Neighbourhood Structure Plan (as amended)

**Note —**  
Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

## Area Demographics



### Average Household Income (2018)

1 km: \$146,134  
3 km: \$158,592  
5 km: \$161,174



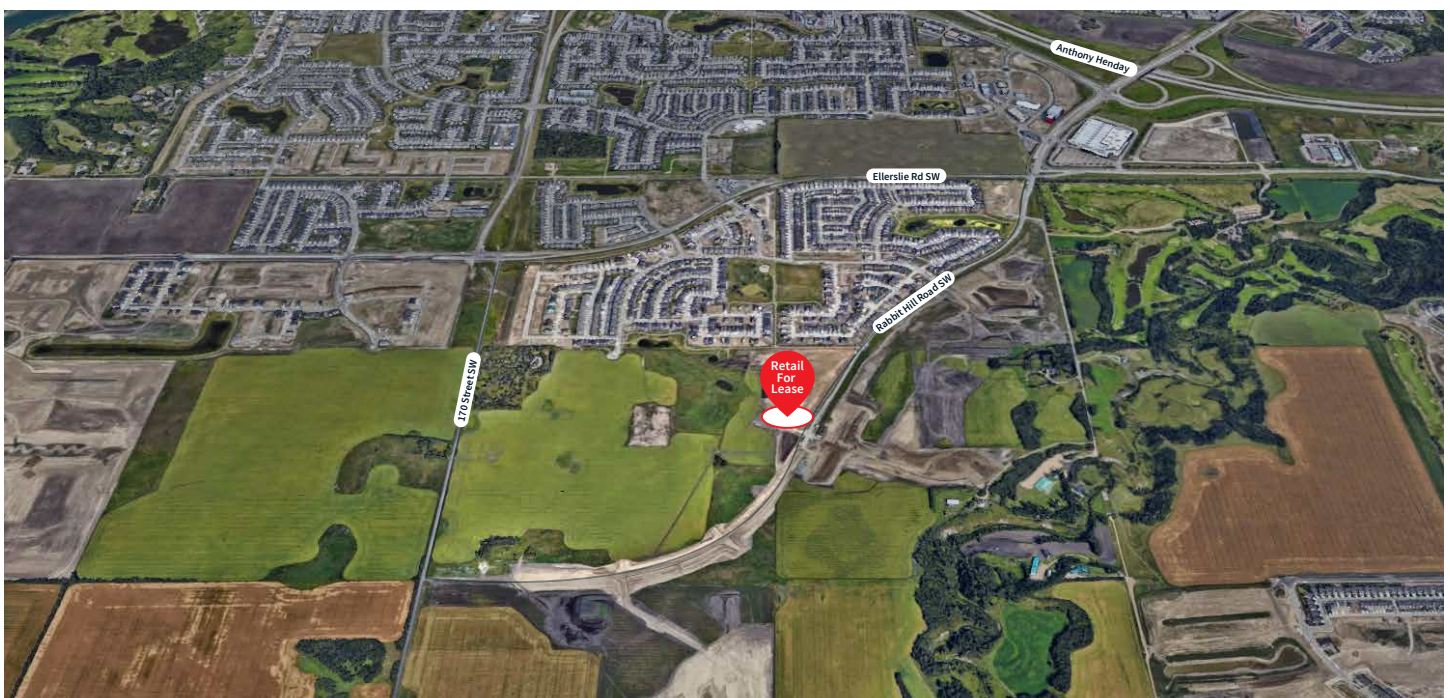
### Total Population (2018)

1 km: 3,944  
3 km: 31,095  
5 km: 75,001

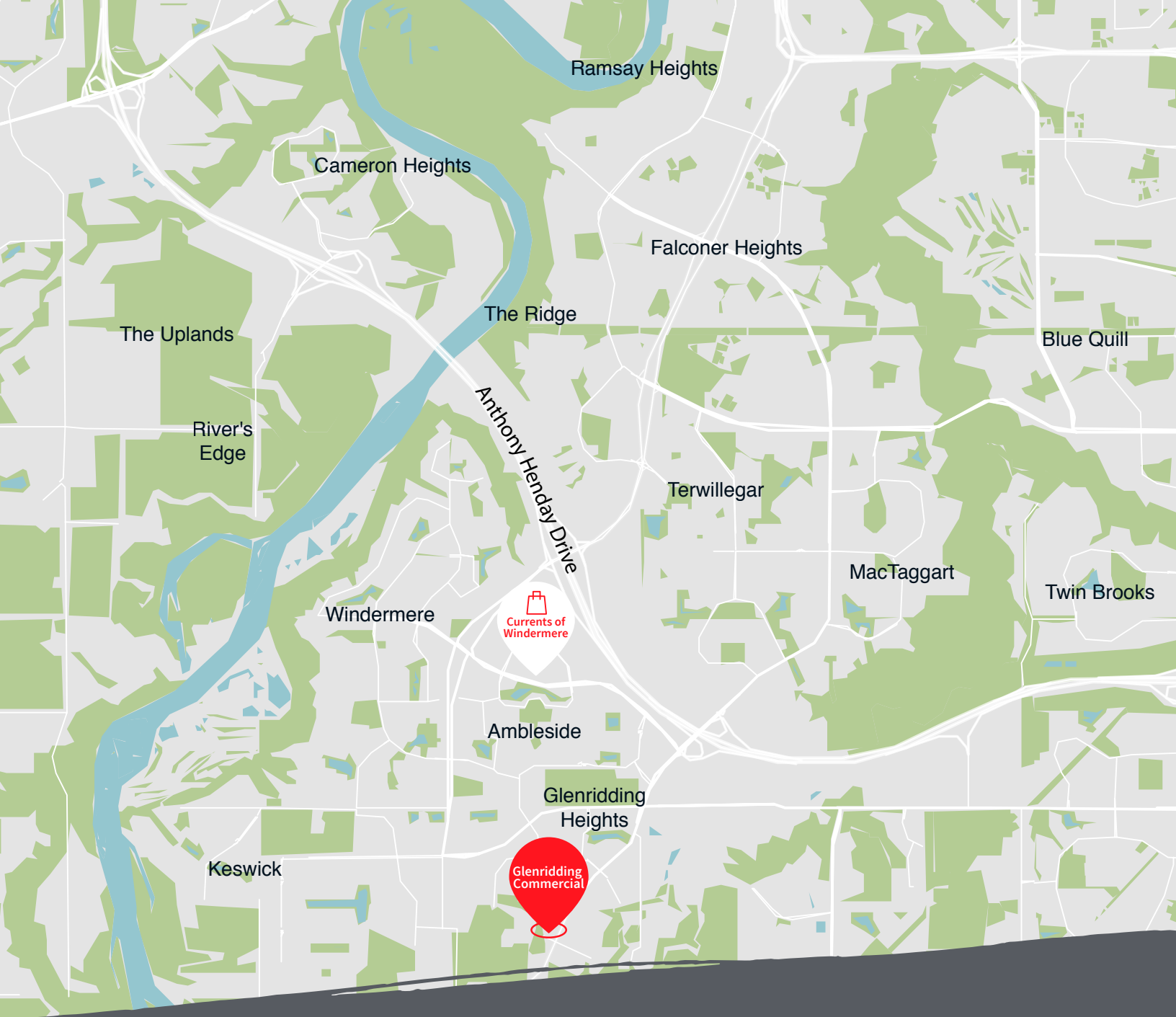


### Daytime Population (2018)

1 km: 2,022  
3 km: 15,043  
5 km: 40,597



GLENRIDGING HEIGHTS AERIAL



## Contact Us

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