

# \$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 – 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<br>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



#### 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: 38,569 VPD
- Parsons Road: 23,608 VPD



### AERIAL MAP



DISTRICT 23

23 Avenue

91 Street



|             |          |
|-------------|----------|
| 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 | 372           |
| Zoning         | Zone 41       |

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Listing information last updated on May 10th, 2025 at 2:17am MDT