

# \$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, 1235 SQFT each 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                         |

The information contained herein was obtained from sources deemed to be reliable and is believed to be true, it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements subject to final independent verification.



### 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 | 456           |
| Zoning         | Zone 41       |

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Listing information last updated on August 2nd, 2025 at 2:47pm MDT