

PRE-SELLING

MORE THAN 75% SOLD!

ALTITUDE CONDOS

2003 163 ST SW, EDMONTON, AB

COMMERCIAL RETAIL UNITS
FOR SALE (\$525 PSF) ONE LAST UNIT
FOR LEASE (FROM \$35 PSF)



PROPERTY HIGHLIGHTS

Commercial Retail Units from 1,232 - 1,600 SF +/-, available for purchase in the rapidly growing community of Glenridding, in the affluent Windermere Neighborhood. This mixed use development (Altitude Condos) has approximately 25,000 SF of main floor retail space. We are looking for professional and retail owner/operators and investors for chiro, massage, optometrist, learning centre, food businesses, convenience store, nail salon, spa, veterinary, gym, law firm, financial services, insurance etc. The selling price for these main floor retail units is \$525.00 per square foot. Join existing committed businesses including: daycare, donair, pizza, indian food, Chinese restaurant, hair salon, etc. in this development.

RE/MAX
COMMERCIAL

RE/MAX EXCELLENCE
COMMERCIAL DIVISION

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Developed by



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#1 RE/MAX Commercial Team Worldwide 2017 - 2019*

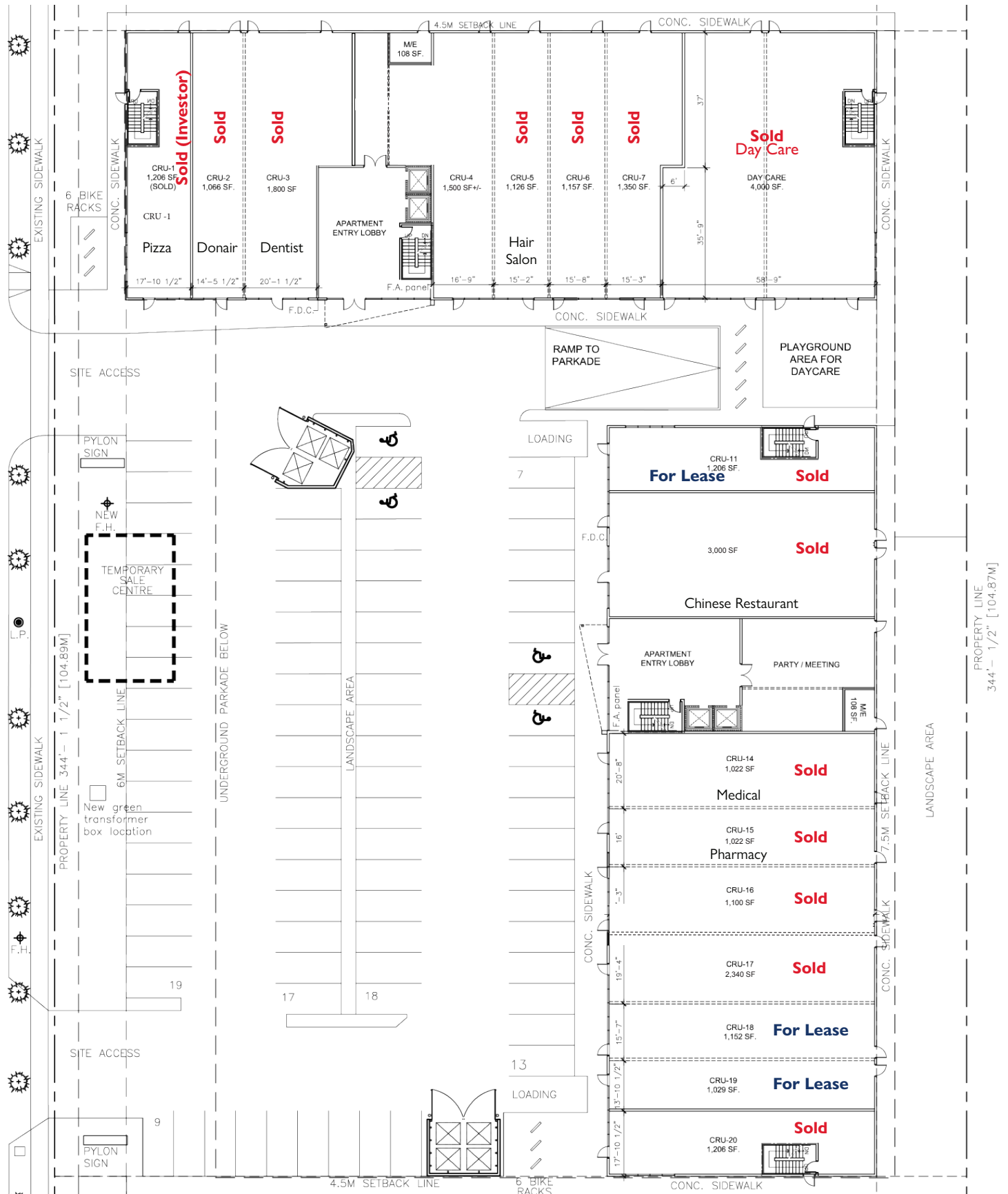
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PROPERTY DETAILS

Address:	2003 163 St SW, Edmonton, AB
Legal Description:	Lot 2; Block 11, Plan 1723398
Zoning:	RA8
Units Sizes Available:	Sale: Starting at 1,232 SF +/- (Adjacent units may be combined for additional space requirements) Lease: 1,029 - 2,340 SF +/-
Op Costs:	\$4.50 PSF (estimated)
Possession:	Spring/Summer 2023
Permitted Usages:	Food services, personal services, medical, dental, general convenience store, day care, early childhood learning centers, dental, veterinary, professional services, etc.
Parking:	83 Surface Parking Stalls for Businesses (underground parking stalls for residents)



SITE PLAN ALTITUDE CONDOS (2003 163 ST SW)



THE AREA



DEMOGRAPHICS | 2018 - 3 KM RADIUS



Population:

Residents: 12,424

Est. Pop. Growth 2018 - 2023: 14.02%



Vehicles Per Day:

Anthony Henday Drive: 90,100 VPD

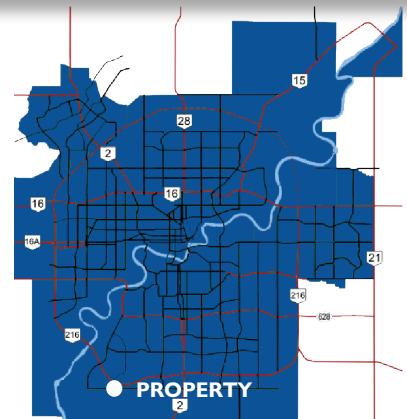
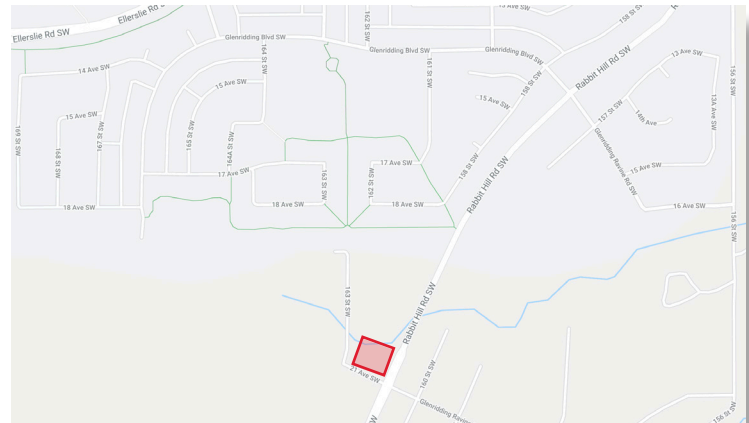
Rabbit Hill Road SW: 30,900 VPD



Household Income:

AHI: \$112,259

45.4% of households earn over \$100,000



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