

CHARLESWORTH PLAZA

104 CHARLESWORTH DR SW, EDMONTON

FOR LEASE

\$32 PSF



DRIVE THRU AND PATIO OPTIONS AVAILABLE

UNITS SIZES FROM 1,125 SQUARE FEET

PROPERTY HIGHLIGHTS

Multiple commercial Retail Units are available for pre-leasing in this rapidly developing community of Charlesworth in fast growing SW corridor of the city. The community is expanding quickly with proposed high density buildings in the surrounding of this development. This high quality development should be up for possession in Spring/Summer of 2023. We are leasing these units from \$ 32.00 PSF and, the DRIVE THRU UNITS at 35.00 PSF. A variety of businesses including: **Food and Beverage Services, Personal Services, Financial and Insurance, Health Services/Medical usages (General Physician, Pharmacy, Chiro, Massage etc.), Day Care and, Out of School care, Dine in restaurant** are a good fit to serve this local community. We have units available with Patio.

PROPERTY DETAILS

Address:	104 - 140 Charlesworth Dr SW, Edmonton 205 - 231 36 St SW, Edmonton
Development Size:	29,600 SF
Legal:	Plan 1922728; Block 11; Lot 204
Leasable Unit Size:	1,125 - 1,375 (can be combined)
Base Rent:	\$32 PSF
Op Costs:	\$6.50 PSF
Tenant Inducements/Allowance:	Negotiable
Possession:	Spring/Summer 2023
Parking:	124 Stalls (Ratio 1:4)
Signage:	Building & Pylon

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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 should be independently verified by the Purchaser/Tenant. *based on commercial commissions 2017, 2018, 2019 & 2021.

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A majority of the land uses within the Charlesworth Neighborhood is designated for low, medium, and high density residential development that appeals to a range of income levels.

