



FOR LEASE

\$37 PSF

CHARLESWORTH PLAZA

104 Charlesworth Dr SW, Edmonton

ONLY 1 UNIT LEFT!

Property Description

Only one commercial Retail Units available for leasing in rapidly developing community of Hills at Charlesworth in fast growing SW corridor of the city.

The community is expanding quickly with high density buildings in the surrounding of this development. Tenant Inducements/Allowance: Negotiable

A variety of businesses including: Food and Beverage Services, Personal Services, Financial and Insurance, Chiro, Optometrist, Dine Centers and Coffee Shops are a good fit to serve this local community. We have units available with Patio.

Current Businesses: Restaurants (2), Pizza Shop, Hair Salon, Physio, Massage, Salon, General Dentist, Daycare, Pharmacy, General Physician, Physio, Day care, Meat shop, Donair Shop etc.

Plan 1922728; Block 11; Lot 204
LEGAL

26,600 SF
DEVELOPMENT SIZE

93 Surface & 12 Bike Parking
PARKING

\$37 PSF (Drive Thru @ 39 PSF)
BASE RENT

\$7.50 PSF
OP COSTS

124 Stalls (Ratio 1:4)
PARKING

Building & Pylon
SIGNAGE

IMMEDIATE
POSSESSION

Ravi Thakur, MBA, ACP

Vice President | Retail Sales & Leasing, New Developments

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RE/MAX
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#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, 2021, 2023*

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DEMOGRAPHICS

3KM RADIUS IN 2024

Charlesworth

Located in Edmonton, the neighbourhood of Charlesworth offers easy access to highways and plenty of parking. There are bus lines and bike lanes for convenient transportation options. Families will appreciate the proximity of primary schools and daycares, as well as the peaceful and low-noise environment. Residents can also enjoy the nearby green spaces, like Ivor Dent Sports Park. The housing options in Charlesworth consist mainly of single detached homes and townhouses, with a wide variety of two and three-bedroom properties built after 2000. With around 80% of the population owning their homes, Charlesworth is a welcoming and family-friendly neighbourhood for those looking for a peaceful and safe community.



POPULATION

4,690



COMMUTE

91.5% Car



HOUSING

Owner: 71.4%
Renter: 28.6%



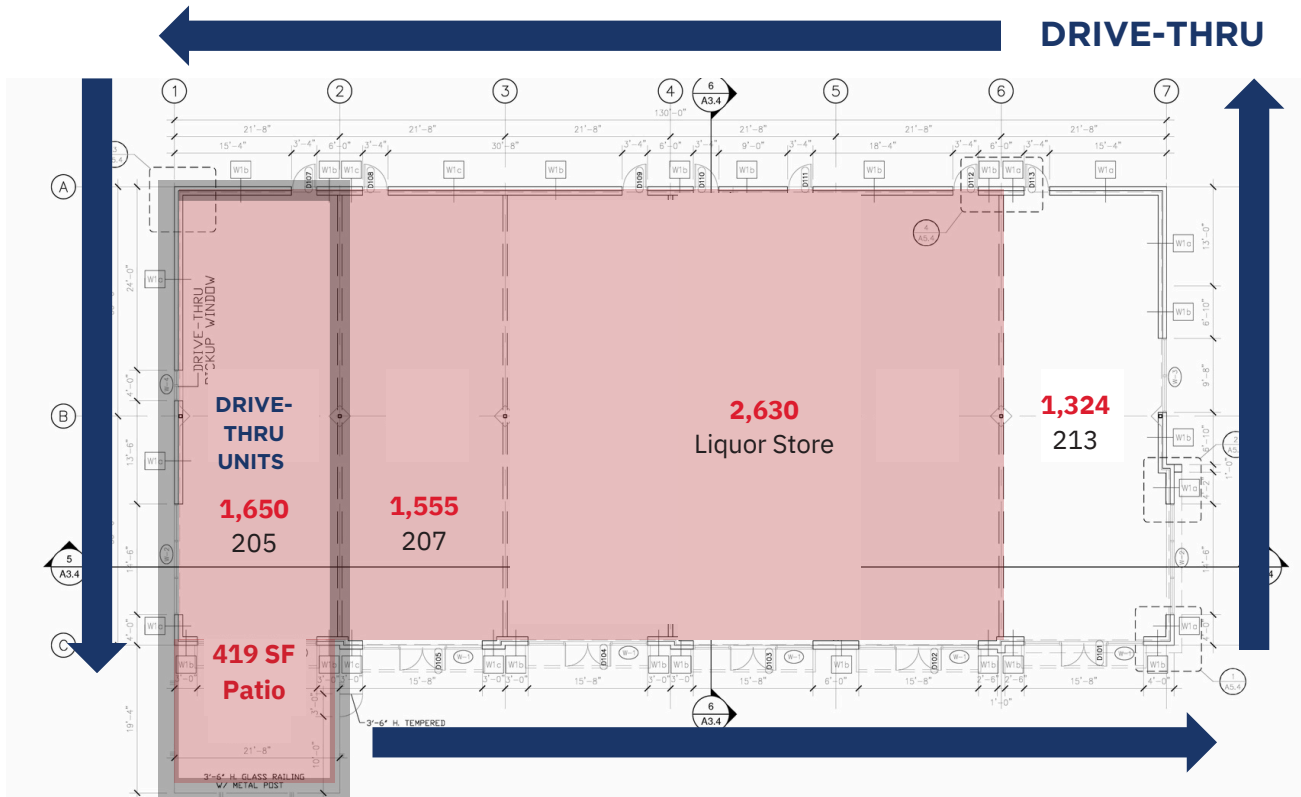
INCOME

Individual: \$46.2k
Family: \$108.9k

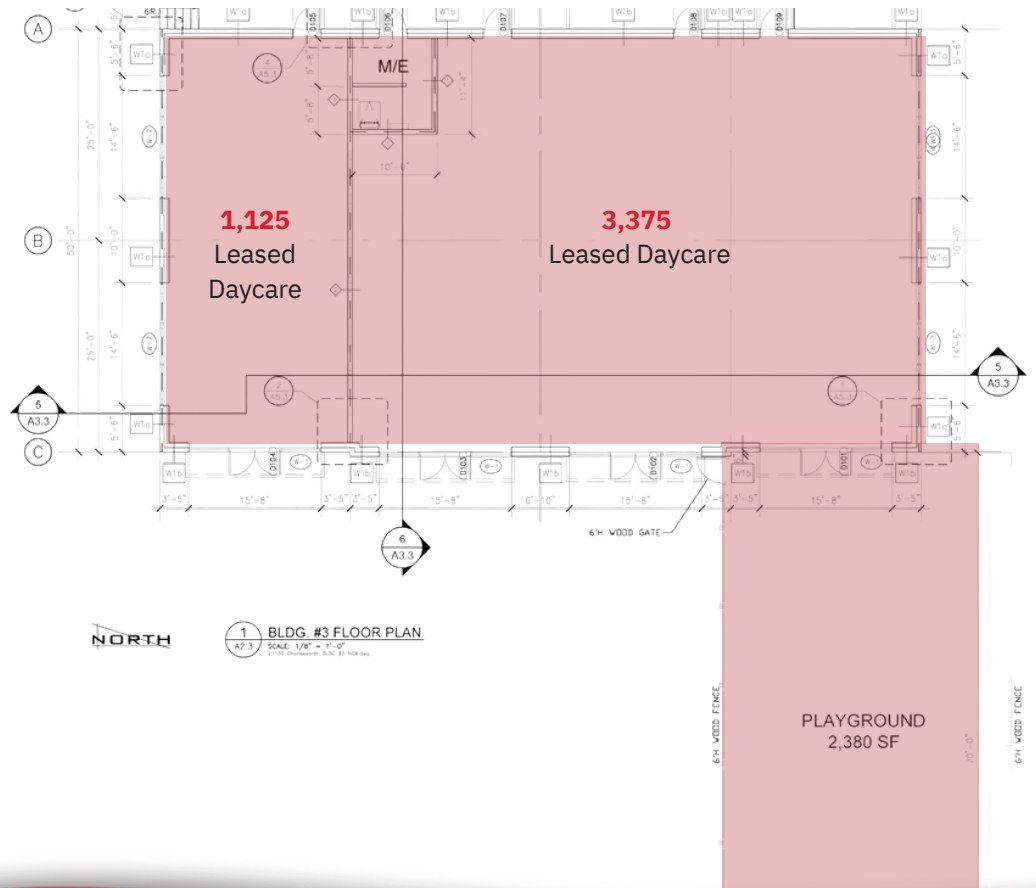
FLOORPLANS

Building 4 | 205-213 36 Street SW

ONLY 1 UNIT LEFT!

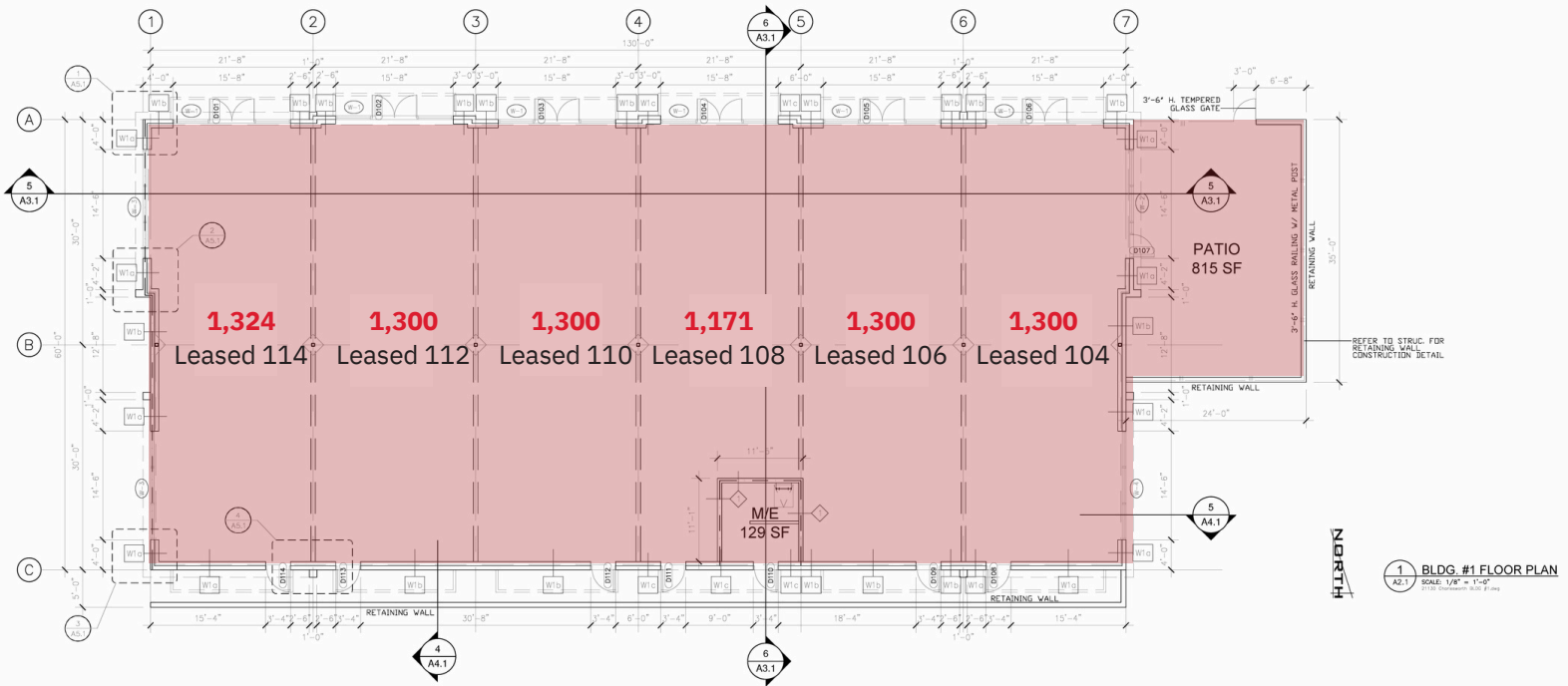


Building 3 | 223-227 36 Street SW



FLOORPLANS

Building 1
104-114 Charlesworth Drive SW



Building 2
102-140 Charlesworth Drive SW

