

FOR LEASE

\$37 PSF

CHARLESWORTH PLAZA

104 Charlesworth Dr SW, Edmonton

ONLY 2 UNITS LEFT!

Property Description

Only two 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.

Ravi Thakur, MBA, ACP

Vice President | Retail Sales & Leasing, New Developments

780.994.1646

ravi.thakur@commercialyeg.ca

Plan 1922728; Block 11; Lot 204
LEGAL

26,600 SF
DEVELOPMENT SIZE

1,125 - 1,375 (can be combined)
LEASABLE UNIT 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

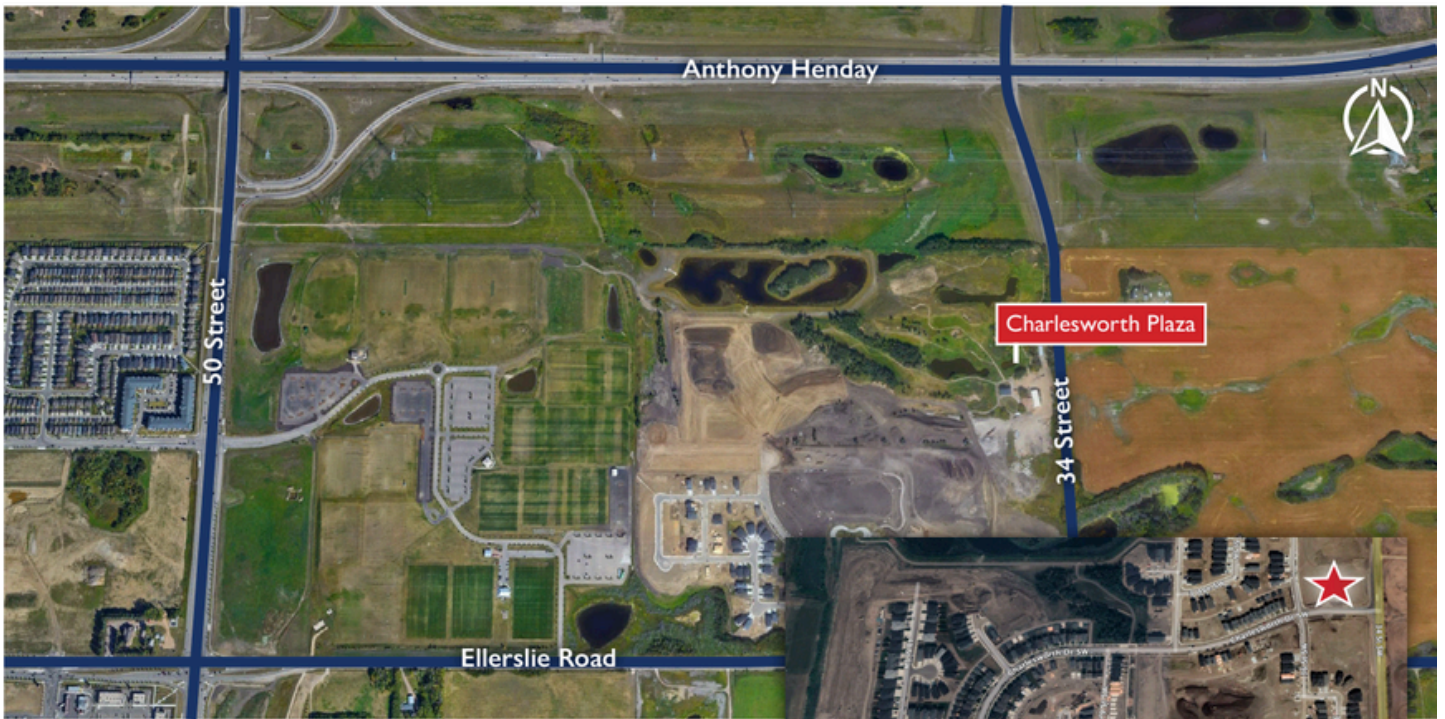
IMMEDIATE
POSSESSION

RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

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

201, 5607 - 199 Street, Edmonton, AB T6M 0M8 | commercialyeg.ca

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.



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%

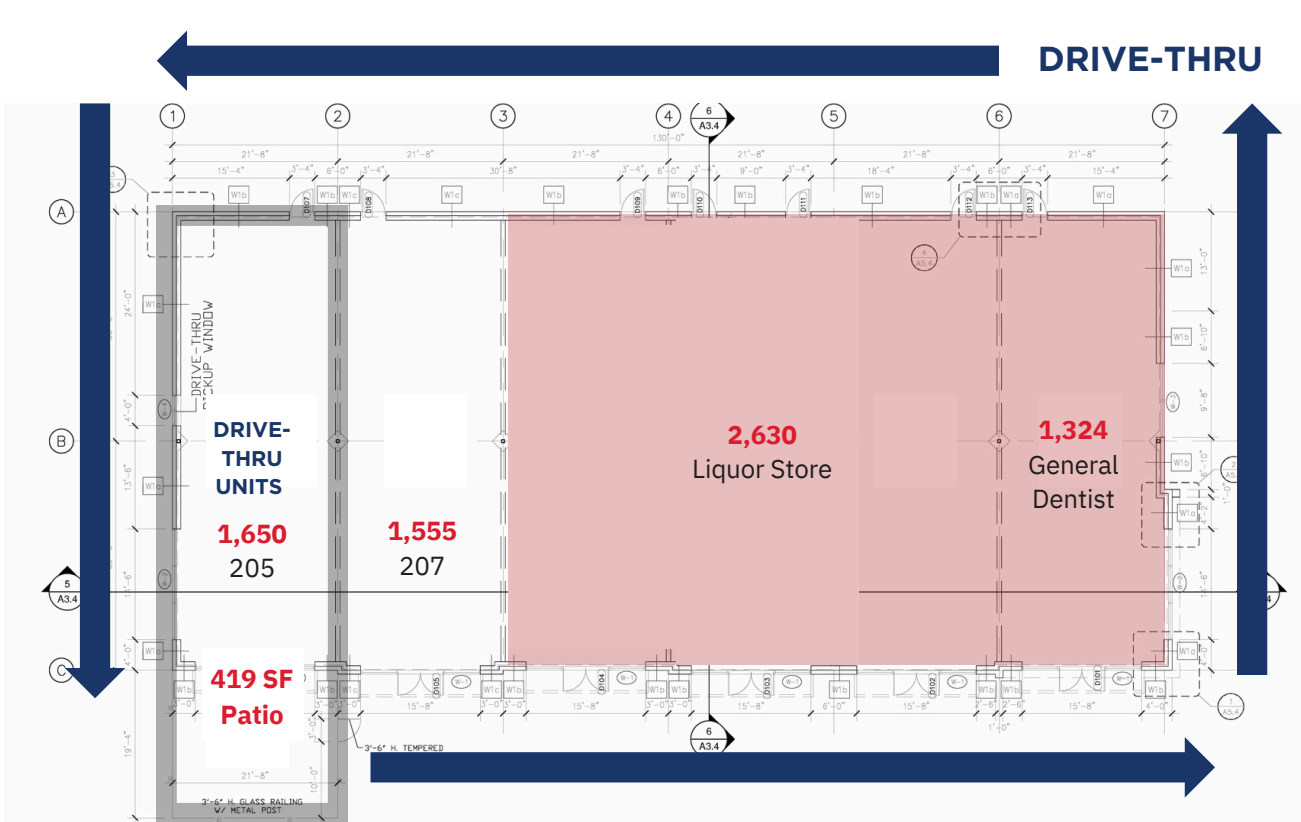


INCOME
Individual: \$46.2k
Family: \$108.9k

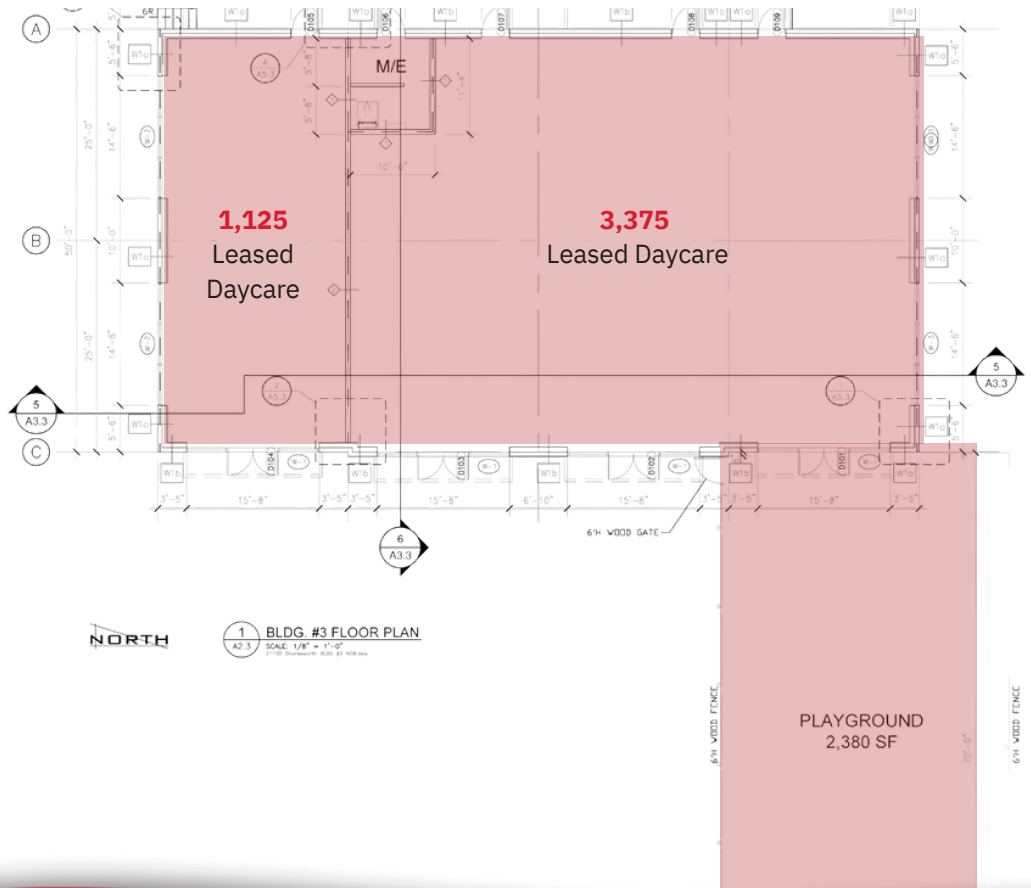
FLOORPLANS

Building 4 | 205-213 36 Street SW

ONLY 2 UNITS LEFT!

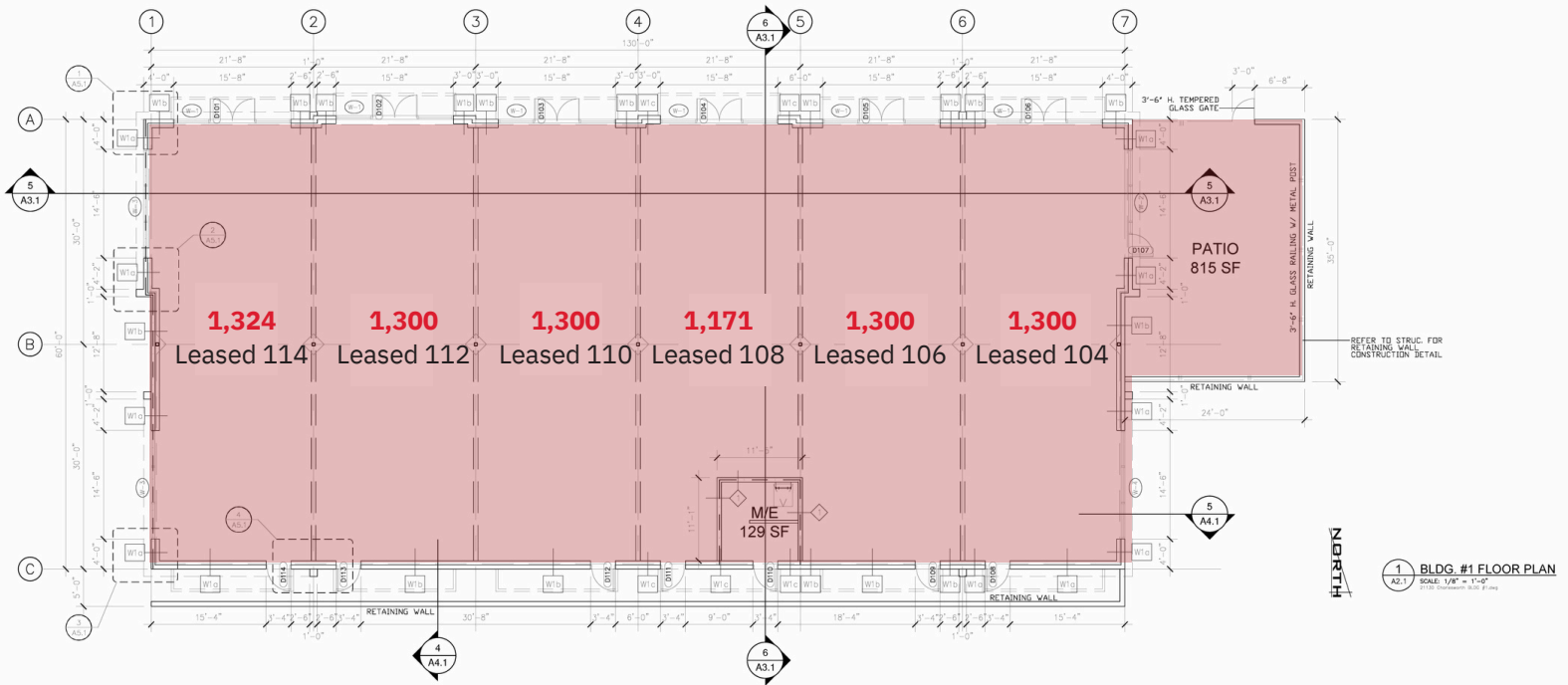


Building 3 | 223-227 36 Street SW



FLOORPLANS

Building 1
104-114 Charlesworth Drive SW



Building 2
102-140 Charlesworth Drive SW

