

# \$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 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



### 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



#### 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



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	393
Zoning	Zone 41

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 31st, 2025 at 6:32pm MDT