# \$0 - 9204 23 Avenue, Edmonton

MLS® #E4385472

#### **\$0**

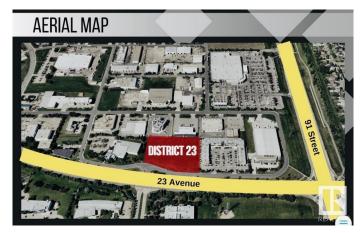
0 Bedroom, 0.00 Bathroom, Retail on 0.00 Acres

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
Туре	Retail
Status	Active

## **Community Information**

Address	9204 23 Avenue
Area	Edmonton
Subdivision	Parsons Industrial

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	438
Zoning	Zone 41

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Listing information last updated on July 15th, 2025 at 8:17am MDT