

AMNOR MANNING NEW DEVELOPMENT CRU'S FOR SALE OR LEASE



3325-153 AVENUE NW
EDMONTON, AB

Q4 2022/2023
POSSESSION

- Available for **Sale** or **Lease**
- Units starting **1,200sqft up to 25,000sqft**
- **Rapidly developing** Edmonton North East
- **DC2 Zoning:** Wide variety of **office** and **retail** uses
- **Utilities separately metered**
- **Future residential/retail developments** on 153 Ave.
- **CRU's completed to shell with utilities roughed-in**



New Class "A"
development



Established
Residential
Neighborhoods



Transit bus
stops nearby



Connectivity to
Anthony Henday &
Manning Dr.



Signage
exposure onto
153 Ave



Parking ample on-
site, over 200 stalls



Low
Operating Cost
\$9.25psf/year (est.)

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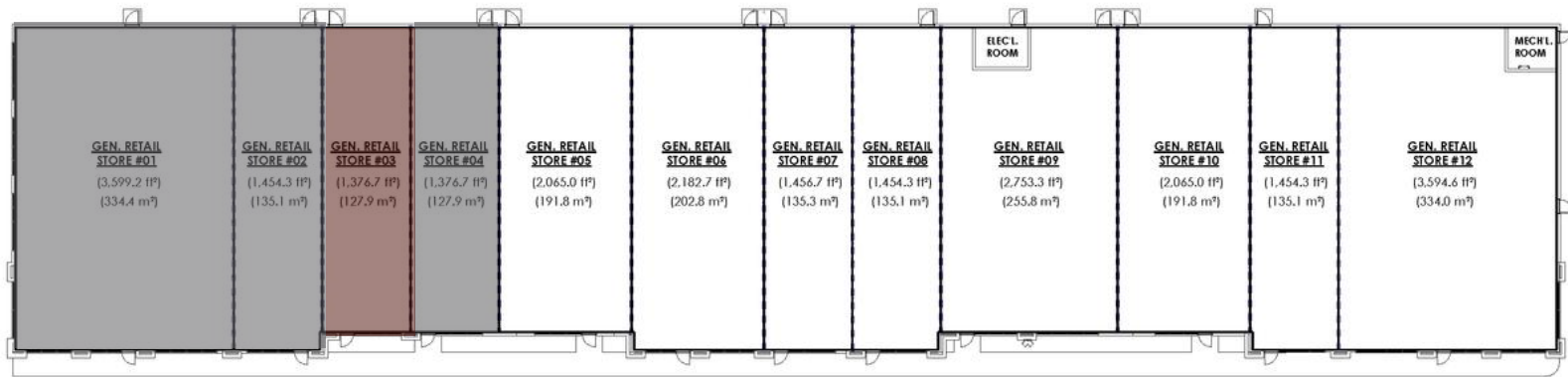
AMNOR MANNING/ 3325-153 AVE NW



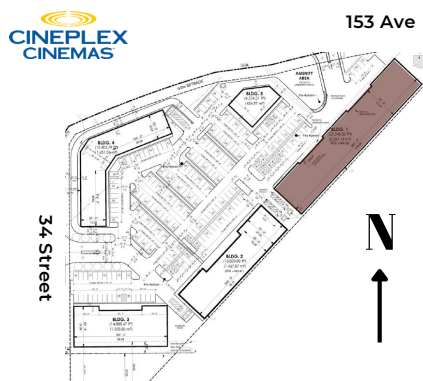
Plan 1620747 Block 3 Lot 2 (Condo Plan TBD)		Utilities	All separately metered
Zoning	DC2.1005	Parking	Over 200 common stalls
Bldg. & Site Areas	73000 SqFt on 7.68 ac	Signage	Fascia and pylon
Operating Costs	Est \$3.75 psf/year	Property Taxes	Est. \$5.50 psf/year
Clear Span	30Ft	Ceiling Height	16Ft

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Building 1 Plan/ Possession Summer 2023



Unit	SqFt	Sale Price(\$ SqFt)
1	3,600	Contact for Price (Pending)
2	1,454	Contact for Price (Pending)
3	1,377	Sold
4	1,377	Contact for Price (Pending)
5	2,065	Contact for Price
6	2,183	Contact for Price
7	1,457	Contact for Price
8	1,455	Contact for Price
9	2,754	Contact for Price
10	2,065	Contact for Price
11	1,455	Contact for Price
12	3,595	Contact for Price

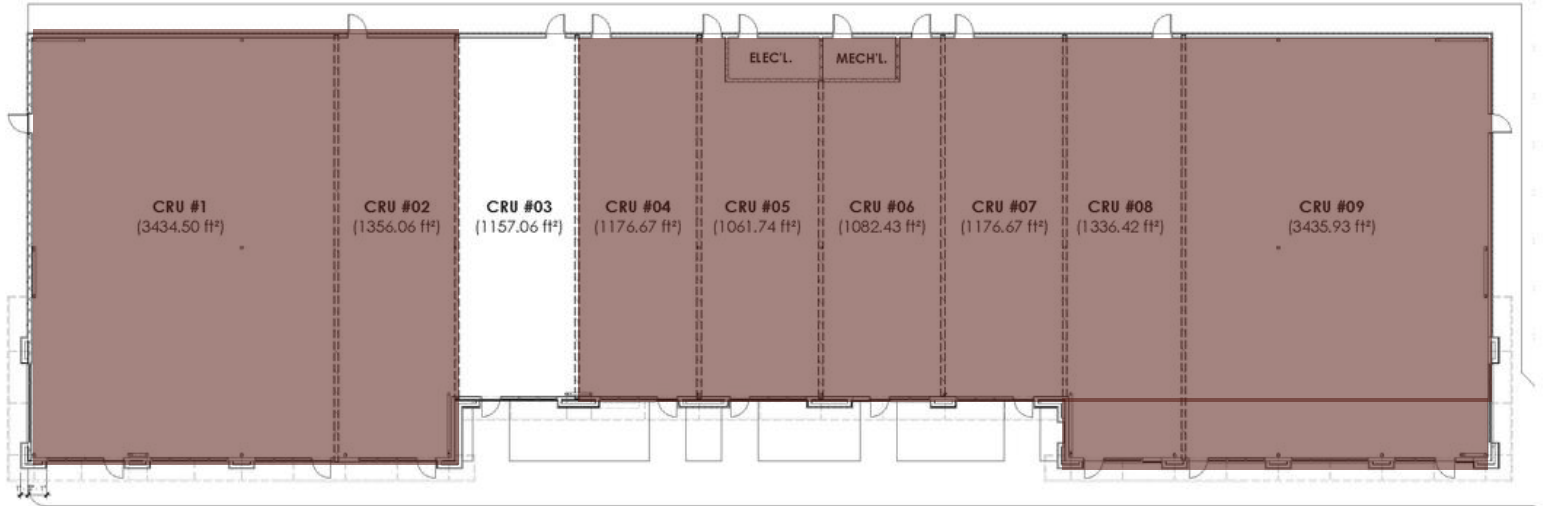


Lease Options Available call 780-245-6756

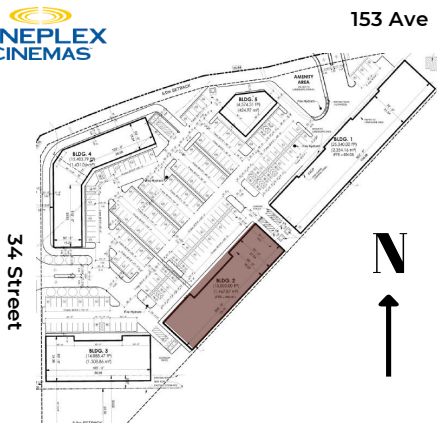
Information and prices are subject to changes without notice. Accurate as at June, 2022

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Building 2 Plan/ Possession November 2022



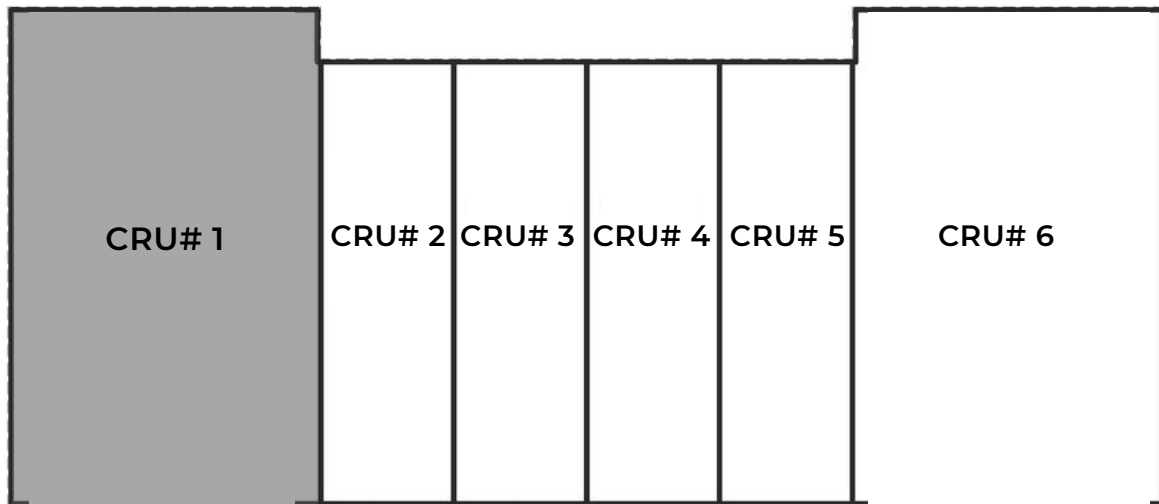
Unit	SqFt	Sale Price (\$ SqFt)
1	3,435	Sold
2	1,356	Sold
3	1,157	Contact for Price
4	1,177	Sold
5	1,062	Sold
6	1,082	Sold
7	1,177	Sold
8	1,336	Sold
9	3,436	Sold



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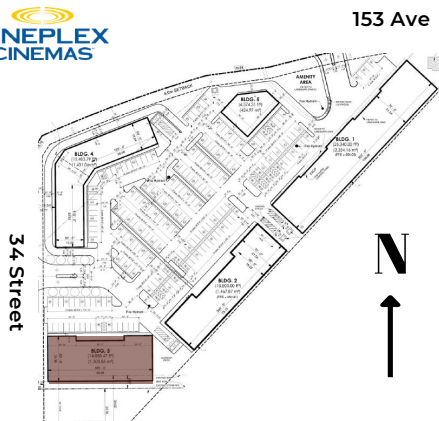
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Building 3 Plan/ Possession Summer 2023



Unit	SqFt	Sale Price(\$ SqFt)
1	3,907	Contact for Price (Pending)
2	1,502	Contact for Price
3	1,502	Contact for Price
4	1,502	Contact for Price
5	1,502	Contact for Price
6	3,907	Contact for Price

CINEPLEX
CINEMAS

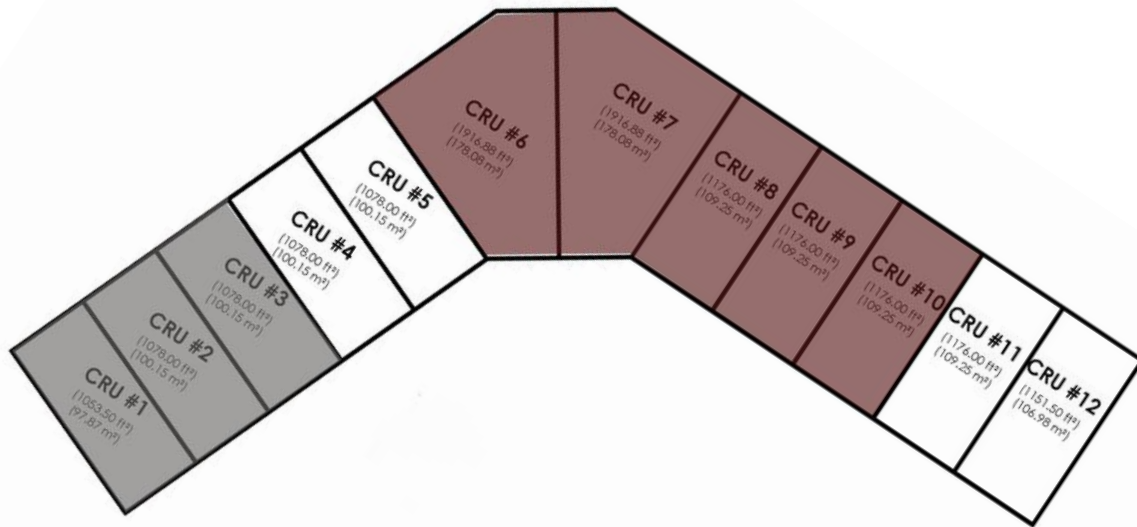


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Building 4 Plan/ Possession Summer 2023

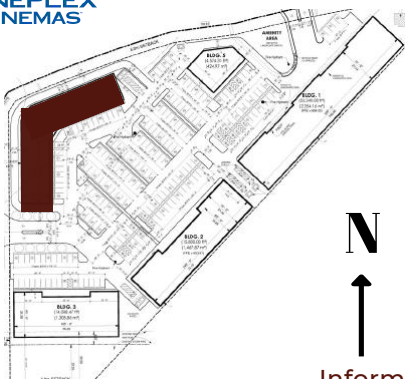


Unit	SqFt	Sale Price (\$ SqFt)
1	1,054	Contact for Price (Pending)
2	1,078	Contact for Price (Pending)
3	1,078	Contact for Price (Pending)
4	1,078	Contact for Price
5	1,078	Contact for Price
6	1,917	Sold
7	1,917	Sold
8	1,176	Sold
9	1,176	Sold
10	1,176	Sold
11	1,176	Contact for Price
12	1,152	Contact for Price

CINEPLEX
CINEMAS

153 Ave

34 Street

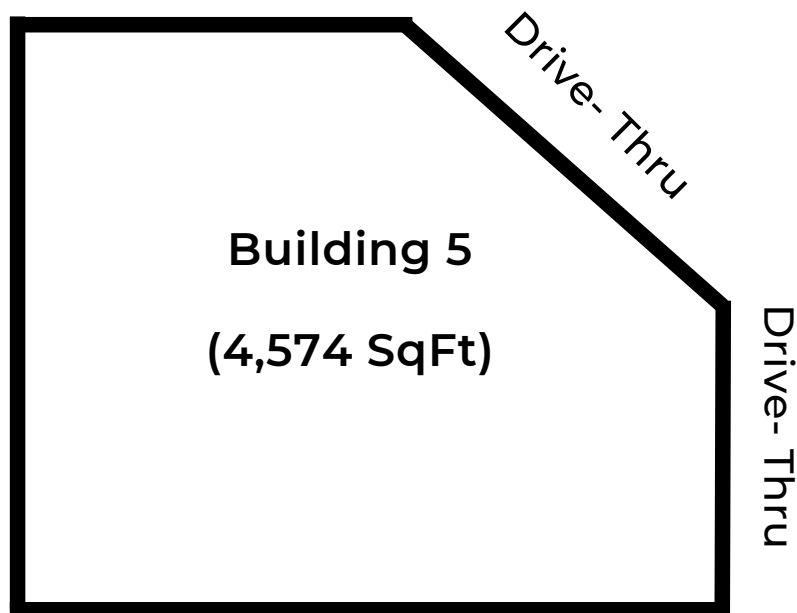


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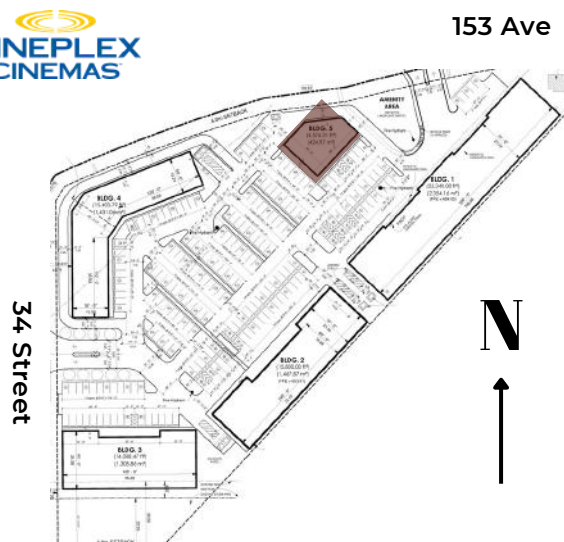
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Building 5 Plan/ Possession Summer 2023



Unit	SqFt	Sale Price (\$ SqFt)
1	4,574	Contact for Price



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