

FOR LEASE

SOUTH EDMONTON COMMON



2229 101 STREET NW, EDMONTON, AB

1,396 SF



Marcus & Millichap



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OPPORTUNITY

South Edmonton Common is a retail power centre spread over 320 acres containing more than 2.4 million square feet of dining, shopping and entertainment space, making it one of the largest open-air retail developments in North America. With outstanding exposure to 23rd Avenue, Gateway Boulevard, and the Anthony Henday Drive, the centre draws over 68,000 consumers daily which provides an exceptional opportunity ideal for restaurants, retail, personal services, and medical tenants.



1,396 SF Available for Lease.



Strategically located off 23 Avenue and 99 Street, this area receives a high volume of traffic coming in to and out of South Edmonton Common.



Positioned next to the Canadian Tire near to the grocery giant Real Canadian Superstore and Home Depot.



The shopping centre is a major regional draw for Edmonton and the surrounding cities, featuring anchor tenants such as Superstore, Canadian Tire, IKEA, Walmart, Lowe's, Home Depot, MEC, and more.

SALIENT DETAILS

Municipal Address:	2229 101 Street NW, Edmonton, AB		
Legal Description:	Plan 1722300 Block 9 Lot 2		
Zoning:	DC2 - Site Specific Development Control Provision		
Unit Sizes:	1,396 SF		
Asking Rent:	Market		
Additional Rent:	Operating Costs:	\$10.53/SF	(2026 est.)
	Property Tax:	\$17.09/SF	(2026 est.)
	Total:	\$27.62/SF	(2026 est.)

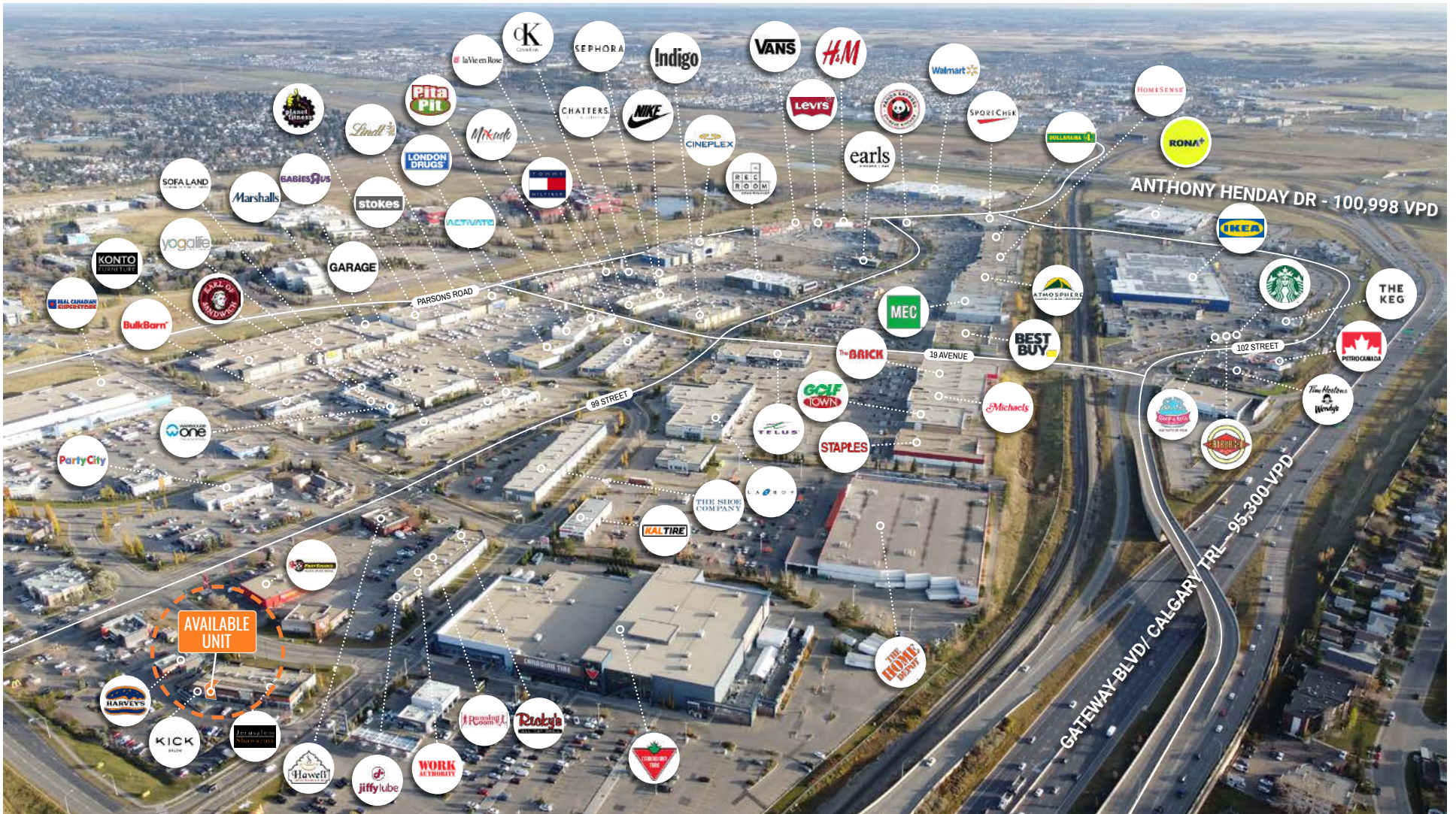


DISTRICT OVERVIEW



23 Avenue	3 Min Drive
Anthony Henday Drive	5 Min Drive
Whitemud Drive	8 Min Drive
Leduc	17 Min Drive
Downtown Edmonton	20 Min Drive

LOCATION OVERVIEW



*More businesses in area not featured on map.

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[MarcusMillichap.com](https://www.MarcusMillichap.com)

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