



**FOR LEASE**

**\$38 PSF**

# CHARLESWORTH PLAZA

104 Charlesworth Dr SW, Edmonton

**ONLY 1 UNIT LEFT!**

## Property Description

Only one commercial retail unit 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.

**Plan 1922728; Block 11; Lot 204**  
LEGAL

**26,600 SF**  
DEVELOPMENT SIZE

**93 Surface & 12 Bike Parking**  
PARKING

**\$38 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

**RAVI THAKUR, MBA, ACP,** Vice President | Retail Sales & Leasing, New Developments

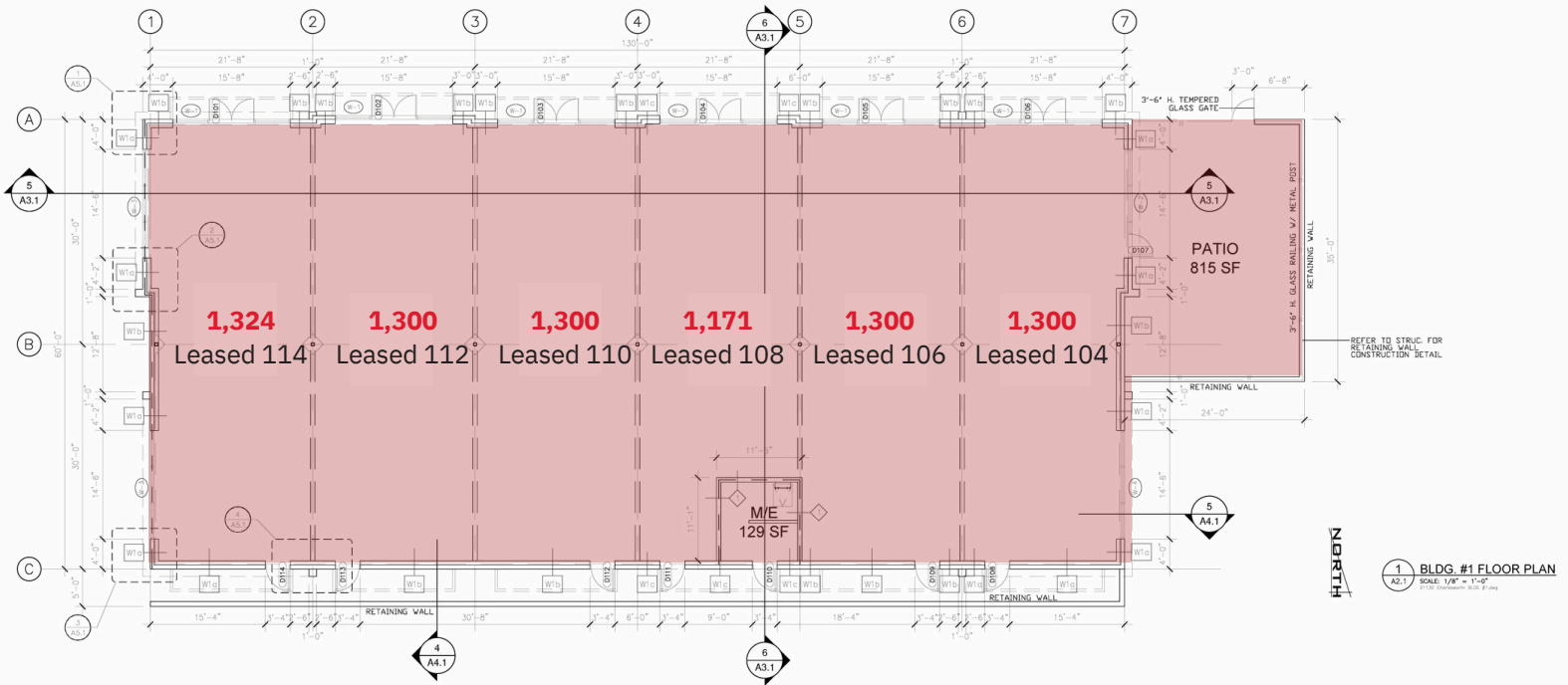
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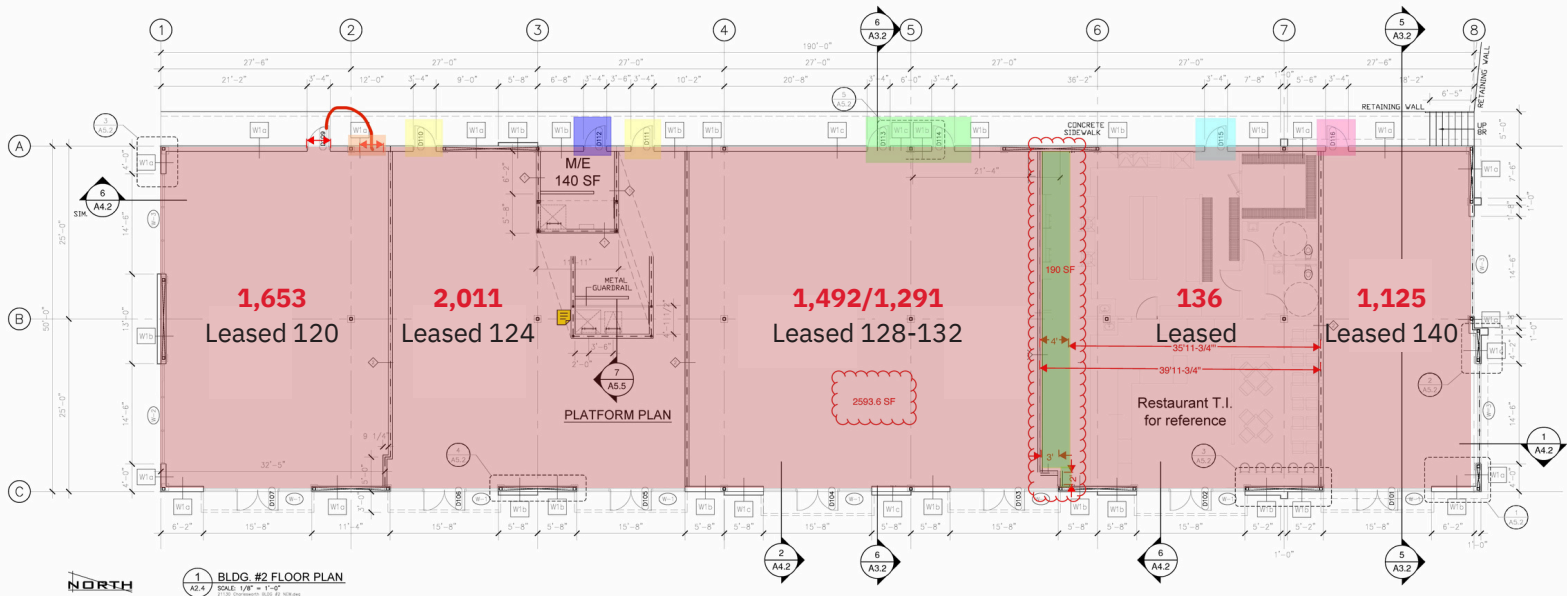


# FLOORPLANS

**Building 1**  
104-114 Charlesworth Drive SW



**Building 2**  
102-140 Charlesworth Drive SW







## 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

## CONTACT:

### RAVI THAKUR, MBA, ACP

Vice President | Retail Sales & Leasing, New Developments

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