\$0 - 9204 23 Avenue, Edmonton

MLS® #E4385472

\$0

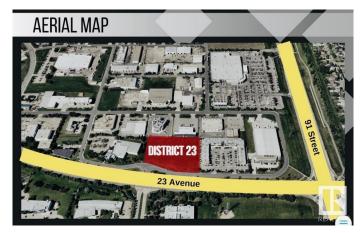
0 Bedroom, 0.00 Bathroom, Retail on 0.00 Acres

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	466
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 August 12th, 2025 at 6:32pm MDT