



Real Estate
Developments

RE/MAX
COMMERCIAL
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COMMERCIAL DIVISION



**NEW ADDITION
BUILT TO SUIT
PRE-LEASE**

MILL CREEK CENTRE

2304 23 Avenue, Edmonton AB

Retail &
Professional
Pre-Lease
2024

MILL CREEK CENTRE

2304 23 Avenue, Edmonton AB

New Build-to-Suit in Busy Retail Hub

Unique opportunity for a brand new unit in well established retail development. The latest addition to Mill Creek Centre will be up to 6,000 SF and is suitable for a variety of medical, food service, and retail businesses.

The busy retail centre is an important daily destination for residents in Southeast Edmonton. Mill Creek Centre is home to a national bank, lube service station, and 20+ established local and national businesses. The site is shadow-anchored by grocery-anchored sites and has high density residential within walking distance.

- High traffic location - over 17,000 vehicles pass each day along 23 Avenue (2018)
- Quick access (3 minutes) to Anthony Henday Drive
- In expanding neighborhood with significant development of high-density residential, while maintaining a higher than average household income
- Next to Save-on-Foods and Meadows Recreation Centre, Mill Woods Town Centre, and new residential communities Laurel and Aster



Demographics (2018)



POPULATION

1KM	3KM	5KM
6,819	67,560	104,213



AVERAGE INCOME

1KM	3KM	5KM
\$120,306	\$117,160	\$110,518



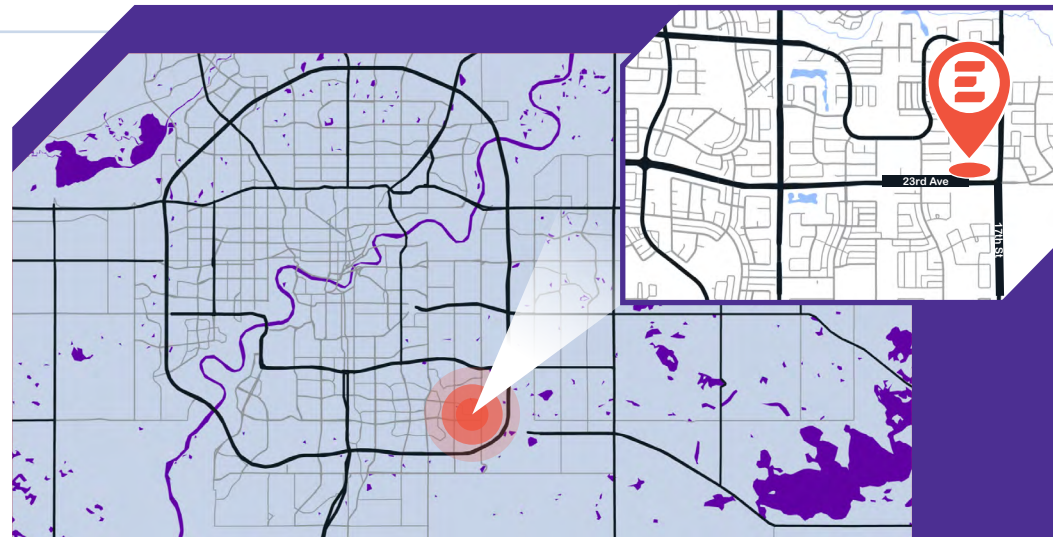
HOUSEHOLDS

1KM	3KM	5KM
1,691	17,306	33,355



VEHICLES PER DAY

Anthony Henday	23 Avenue
47,400 VPD	12,400 VPD





Retail & Professional Pre-Lease 2024



Real Estate Developments



LEGAL DESCRIPTION

Lot 105; Block 23; Plan 042 4871
Lot 109; Block 23; Plan 162 3723

ZONING

CSC - Shopping Centre Zone

PARKING

254 Paved Surface Stalls (current)

TI

Negotiable

LEASE RATE MARKET

SIZE

39,000 SF +/-

OP COSTS/CONDO FEES

\$5.93 PSF (2020) + Property Taxes

AVAILABILITY

2024

Availability



FOR LEASE

- A1** SERVUS CREDIT UNION
- A2** PIZZA UNLIMITED
- A3** A1 MEATS
- A4** MUDPOT SOUTH INDIAN CUISINE

- B1** MARY BROWN'S CHICKEN
- B2-B3** GANESH SWEETS
- B4-B5** LIQUOR ON 23

- C1** INDIAN RESTAURANT
- C2** BANQUET HALL

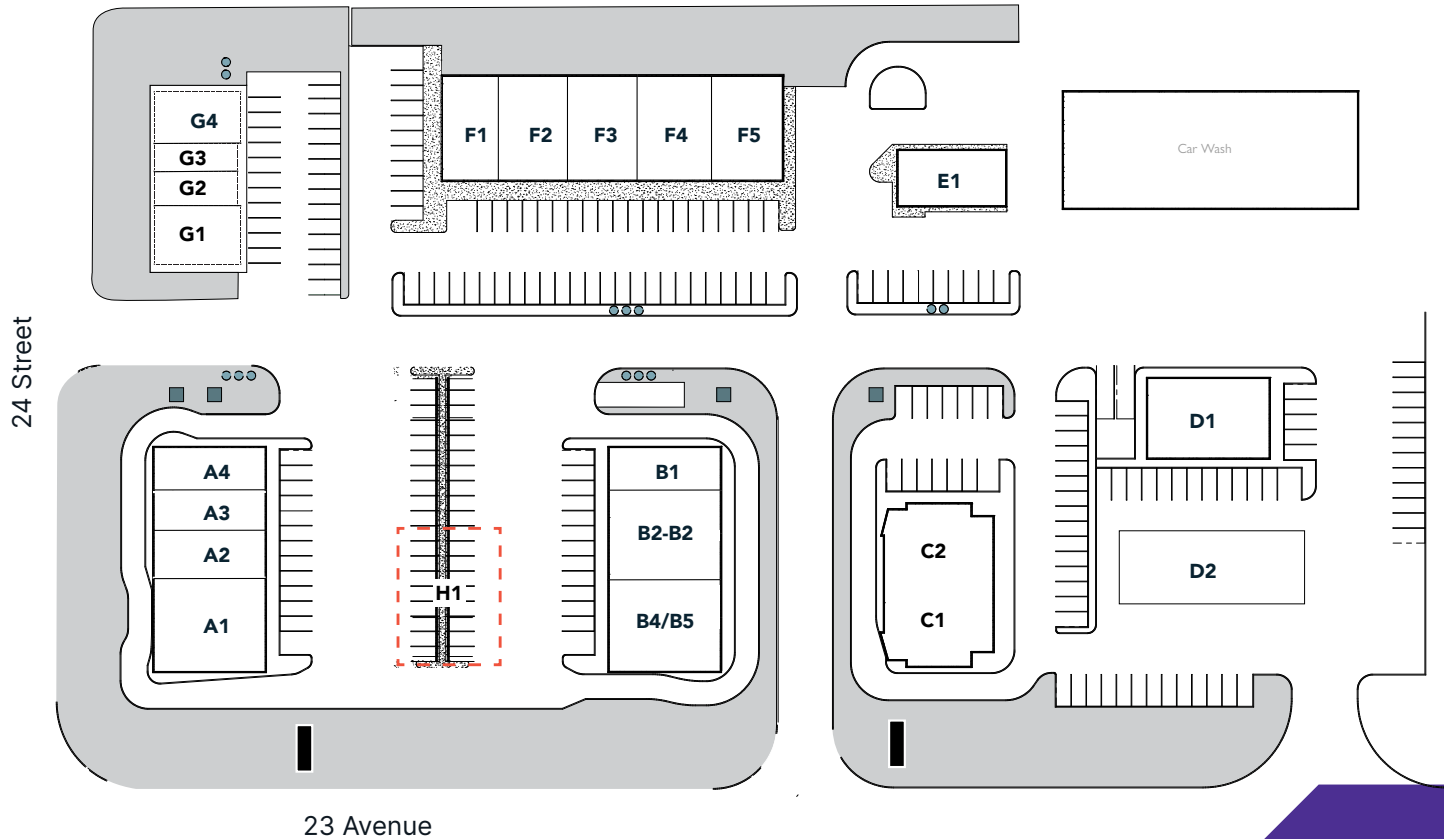
- D1** CIRCLE K
- D2** HUSKY

- E1** LUBE CITY

- F1** RISE N' SHINE DAYCARE
- F2** MY STYLE SALON & SPA
- F3** MILL CREEK MEDICAL CLINIC
- F4** PRIMUS PHYSIOTHERAPY
- F5** PURBA VISION

- G1** SKY TAEKWONDO
- G2** UDAM IMMIGRATION SERVICES
- G3** KONZ
- G4** SMOKEY'S CANNABIS

- H1** BUILD TO SUIT - UP TO 6,000 SF



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