



Michener Park Square

6 Acre Retail Development Now Available!



Opportunity to secure 1,029 SF or 1,219 SF premises on the main floor of a modern two-storey building



Join Tim Horton's, Wendy's, Firehouse Subs, BarBurrrito and Liquor House

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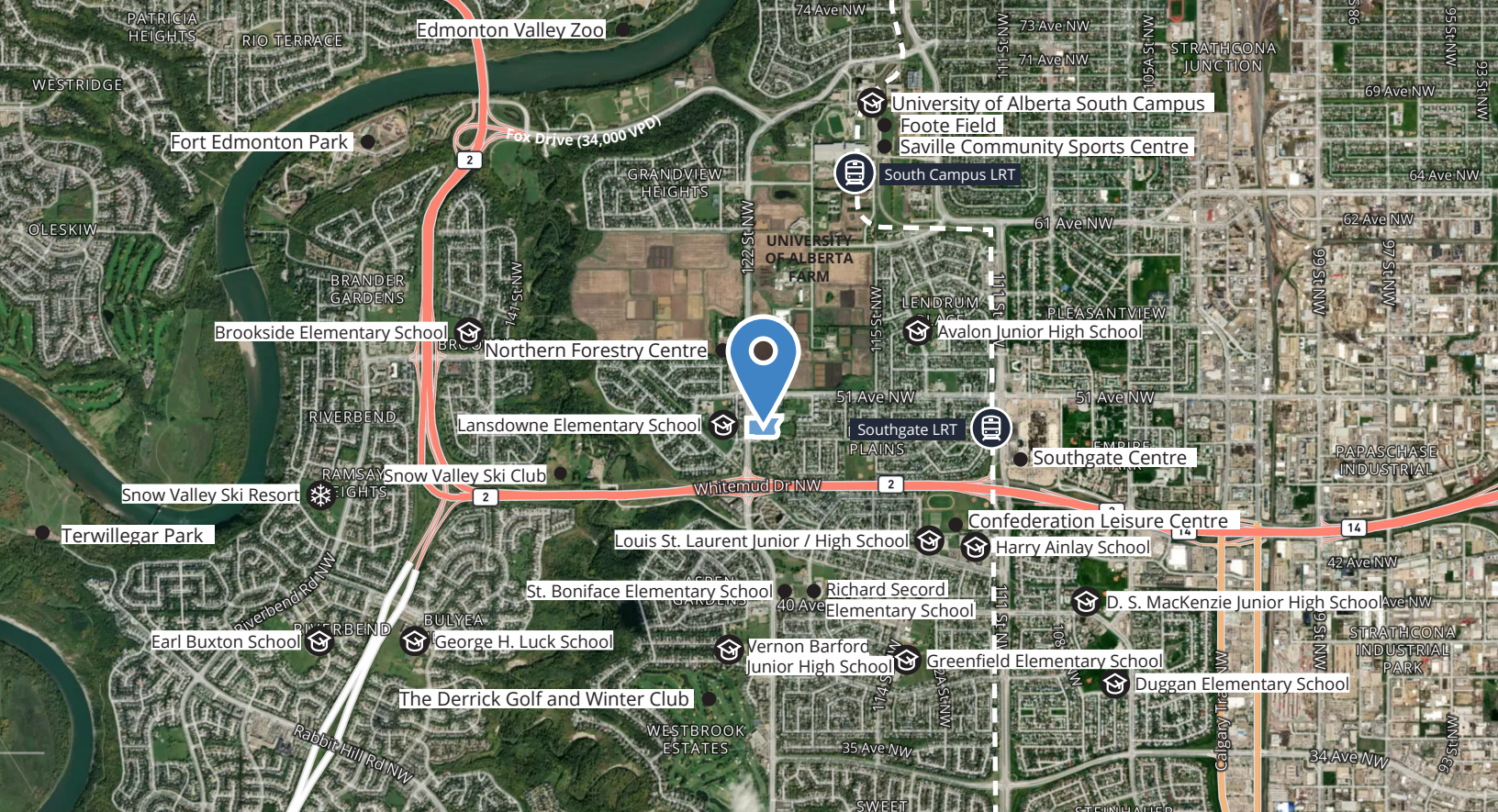
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**AVISON
YOUNG**



Michener Park Square

101 Michener Park NW

Available Immediately

Only 2 Spaces Remaining



Building E | 1,029 SF & 1,219 SF Available Immediately

Trade Area Demographics (5 km radius)



Population
155,891



Households
62,844



Vehicles per day
95,000 (Whitemud Drive)
21,400 (122 Street)



Average household income
\$152,923



Population change (2020-25)
8.8%

Demographics: Within 5km, 2025

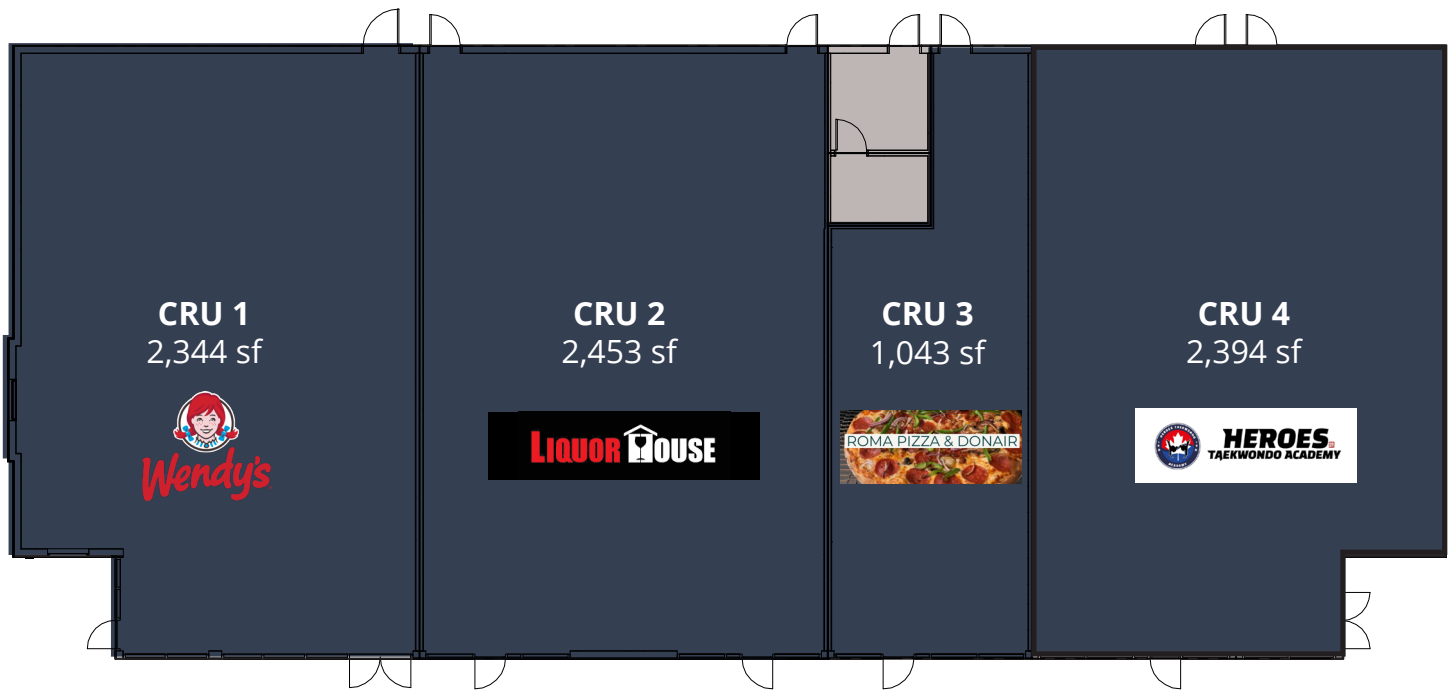
Traffic: 2022 Annual Average Weekday Traffic Report, City of Edmonton



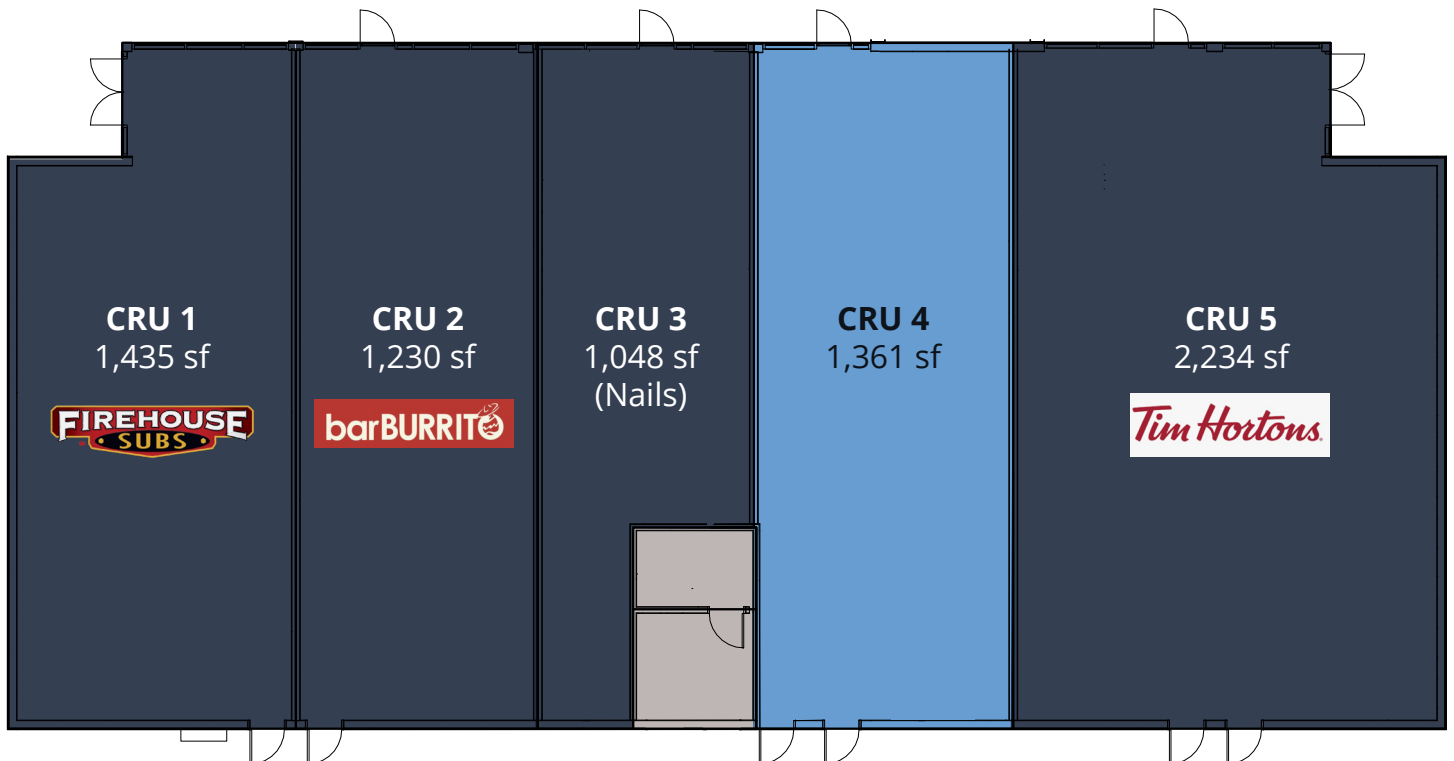
Legal Description:	Plan 2422229, Block 1, Lot 3
Site Size:	6.01 Acres (commercial portion)
Lease Rate:	Market
Additional Rent:	\$18.37/SF (2026 estimate)
Area Available:	CRU: 1,029 - 1,219 SF Anchor: 8,000 - 25,000 SF
Available:	Immediately
Zoning:	CG - Commercial General

BUILDING A

Available Pending Leased

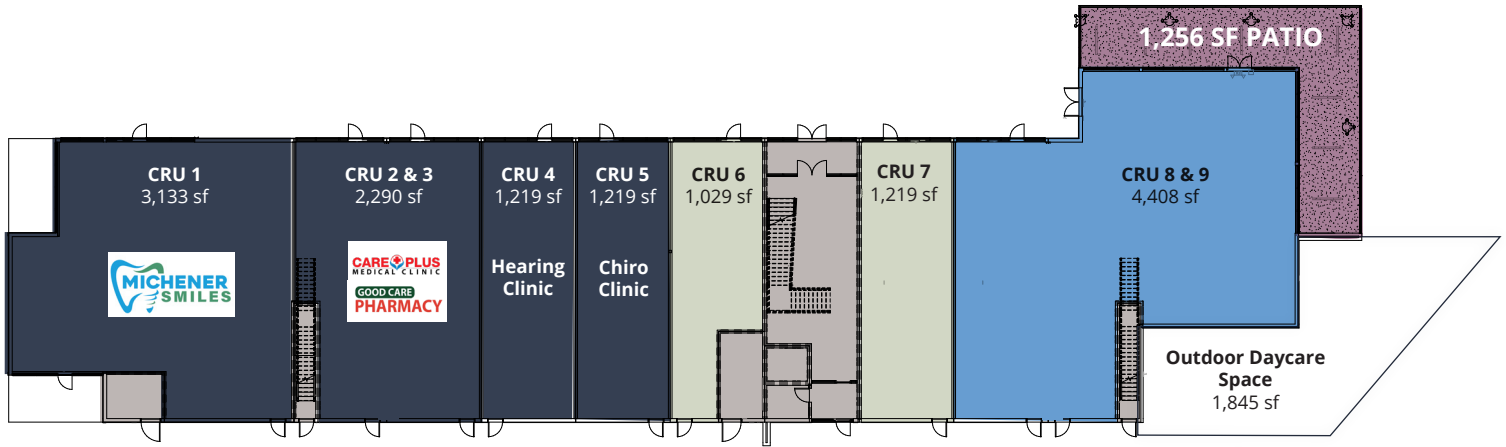


BUILDING B

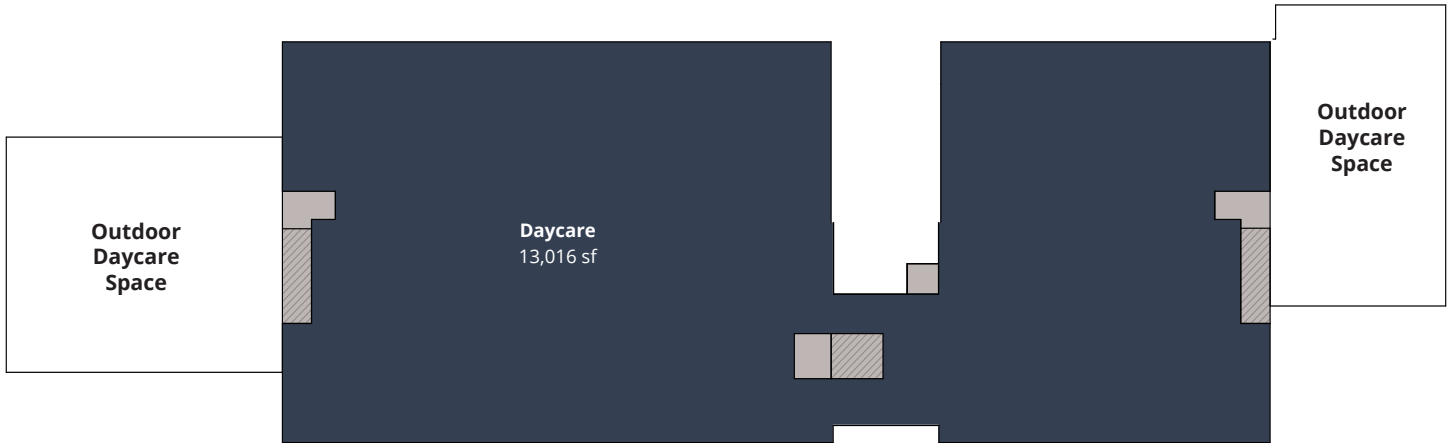


BUILDING E (MAIN FLOOR)

Available Pending Leased



BUILDING E (SECOND FLOOR)



ESTIMATED 3,000+ RESIDENTS UPON FULL BUILD OUT OF 31.95 ACRE DEVELOPMENT

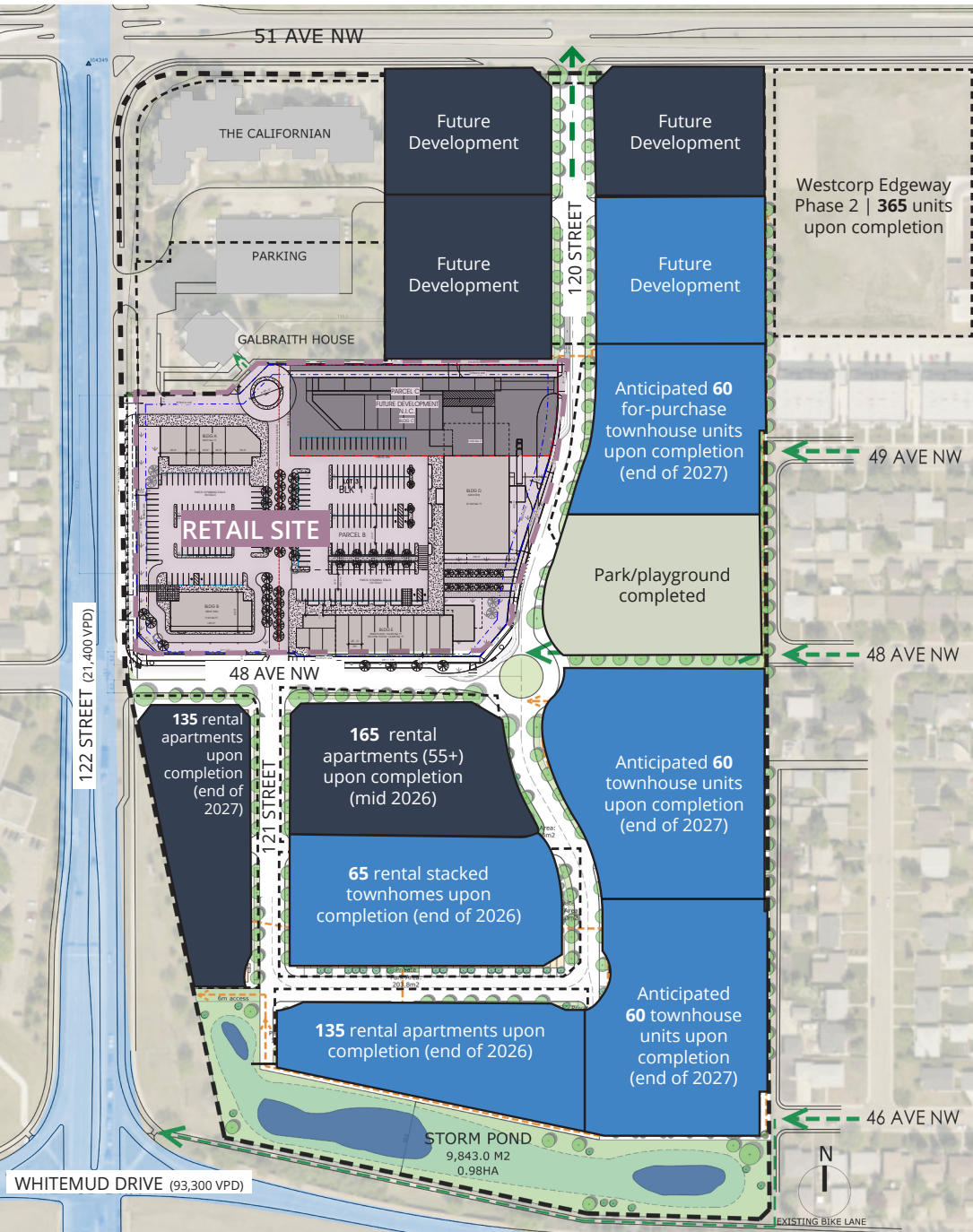


ABOUT UNIVERSITY OF ALBERTA PROPERTIES TRUST

The University of Alberta Properties Trust was incorporated in 2015 to manage land and development on behalf of the university, and to transfer all net revenues to the UofA Board of Governors. Their master plan, their land use designations, and their development moves in harmony with the long range development plan of the University of Alberta and the City of Edmonton. The work of the trust abides by smart growth design principles, embracing social, environmental, architectural and economic goals.

ABOUT THE PROJECT

Michener Park opened in November, 1967 and was designated as a University of Alberta residence for couples and students with families. This unique community was home to thousands of people from around the world for over 50 years. The redevelopment will include innovation in urban design and the achievement of urban excellence, inclusion of broad community aspirations and identity, social, environmental, and economic sustainability and resilience.



- Medium Scale Residential (RM h23)
- Medium Scale Residential (RM h16)
- Park & Open Space
- General Commercial

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