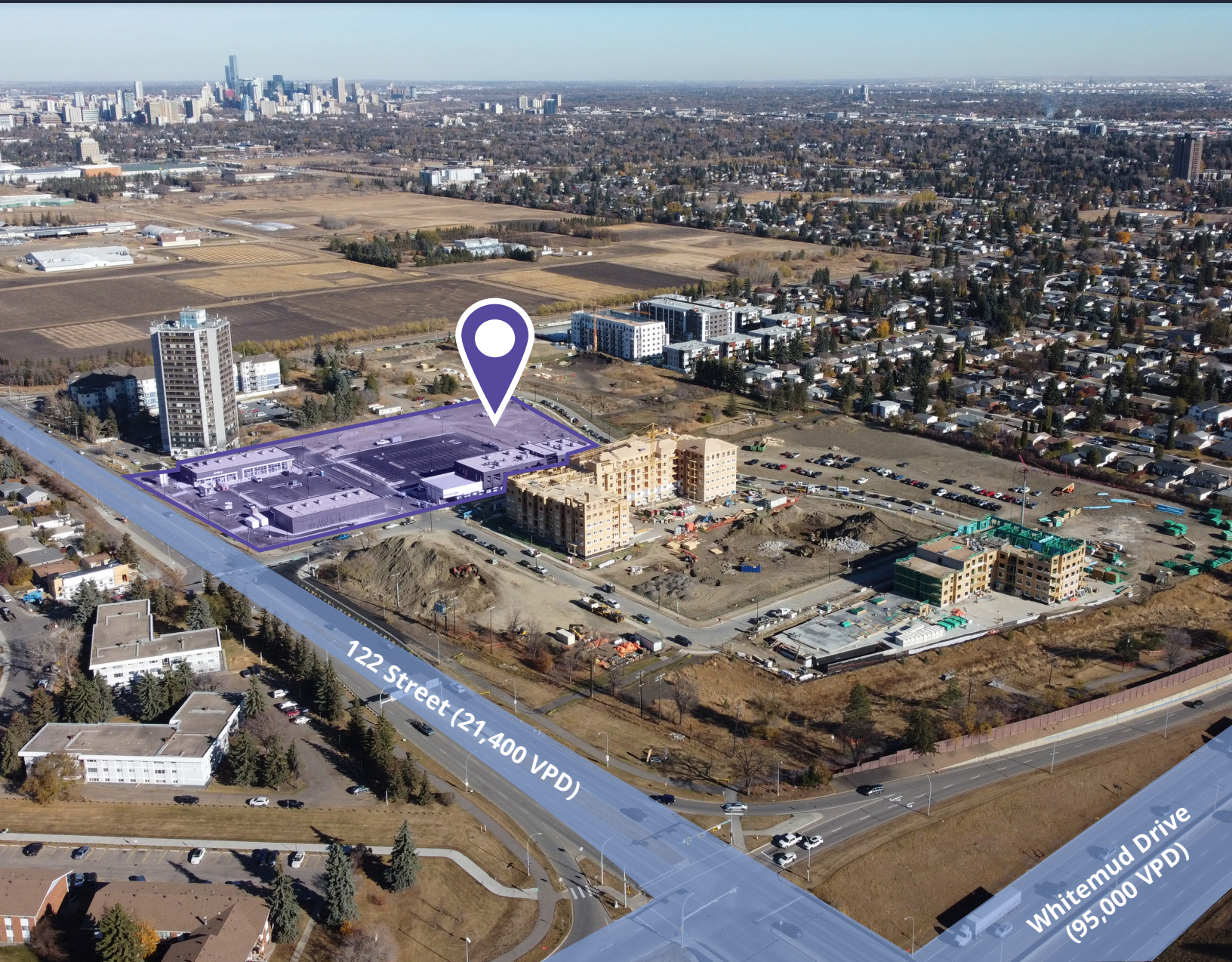




## Michener Park Square

6 Acre Retail Development Coming January 2026

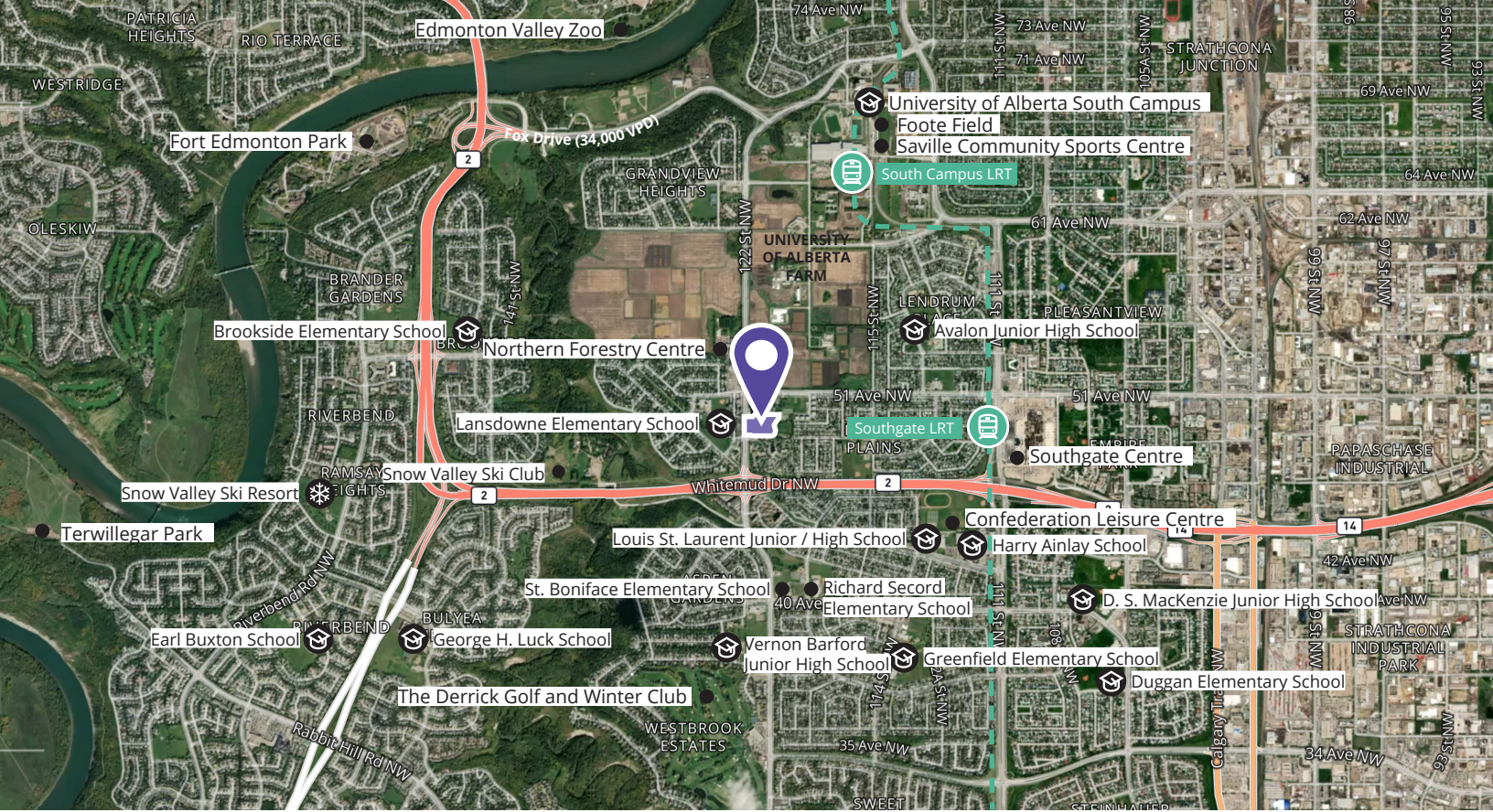


Get more information

**Ben Snider**  
Senior Associate  
+1 780 915 8417  
ben.snider@avisonyoung.com

**Emma Anderson**  
Associate, Brokerage Services  
+1 587 416 3022  
emma.anderson@avisonyoung.com

**AVISON  
YOUNG**



## Michener Park Square

 101 Michener Park NW

**Coming Available  
January 2026**



## Trade Area Demographics (5km)



Population  
**150,513**



Households  
**59,967**



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



Average household income  
**\$152,223**



Population change (2021-23)  
**7.4%**

*Demographics: Within 5km, 2023*

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

# Retail For Lease

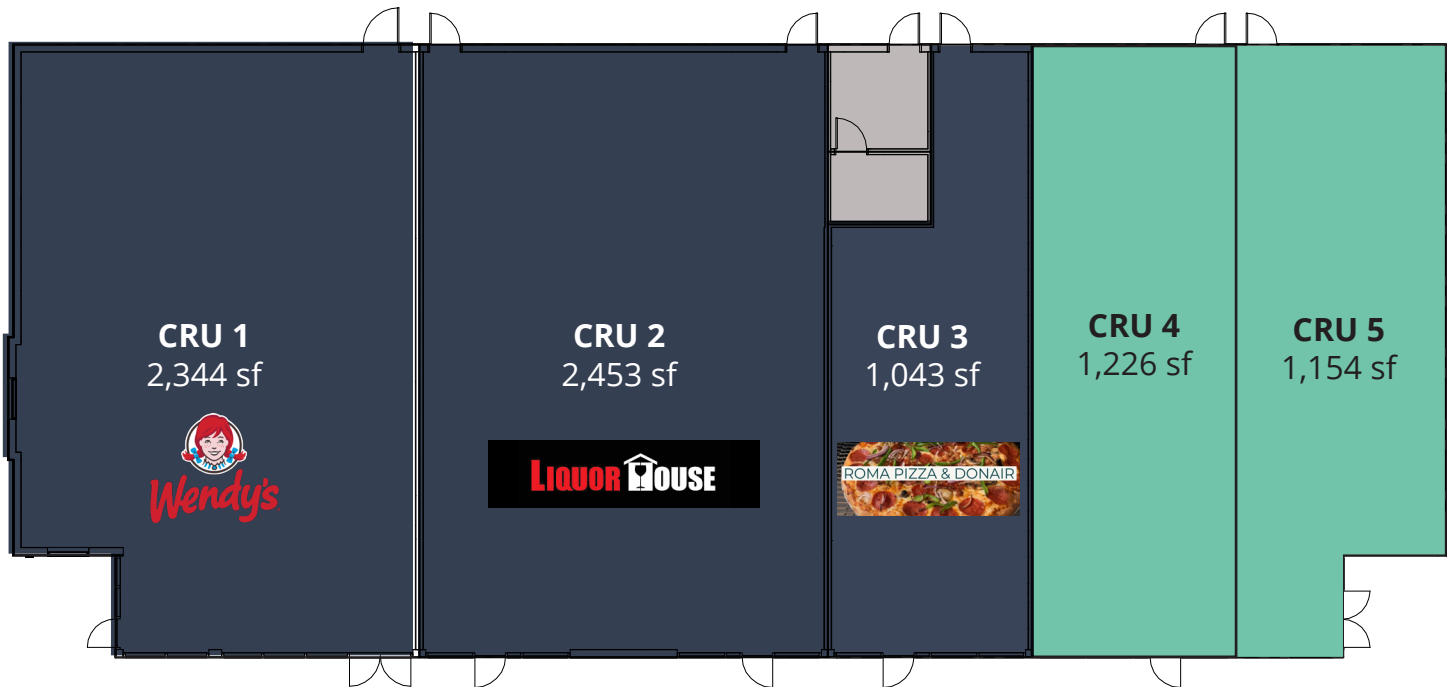
Michener Park



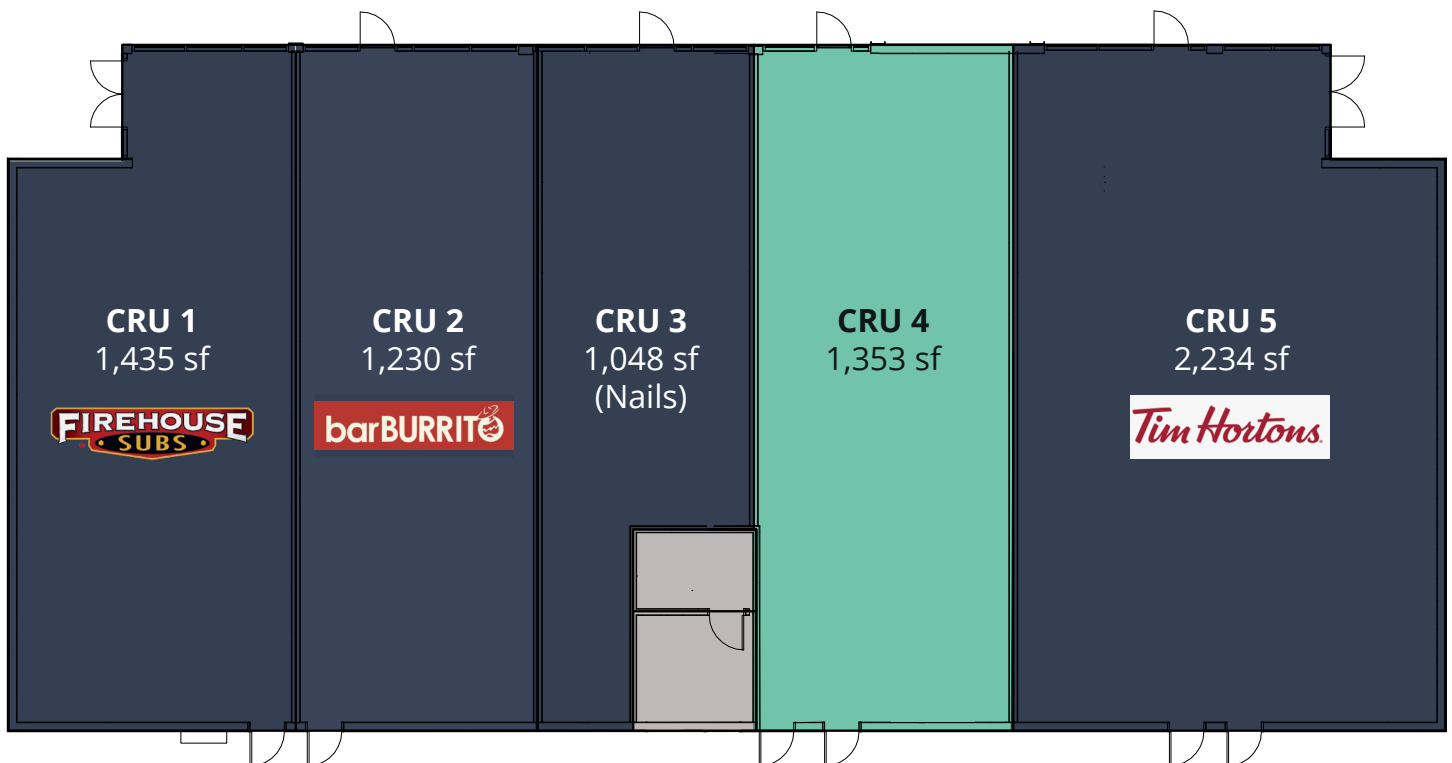
Legal Description:	Plan 2422229, Block 1, Lot 3
Site Size:	6.01 Acres (commercial portion)
Lease Rate:	Market
Additional Rent:	\$15.82/SF (estimate)
Area Available:	CRU: 1,029 - 3,467 SF Anchor: 8,000 - 25,000 SF
Available:	January 2026 (estimate)
Zoning:	CG - Commercial General

# Building A

Available Leased  
Pending

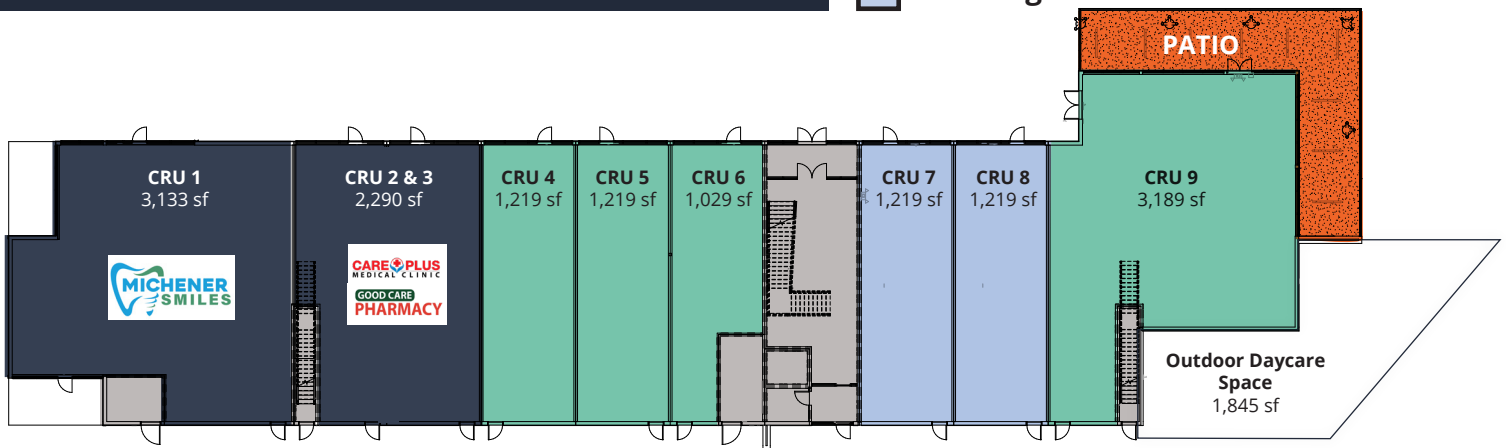


# Building B

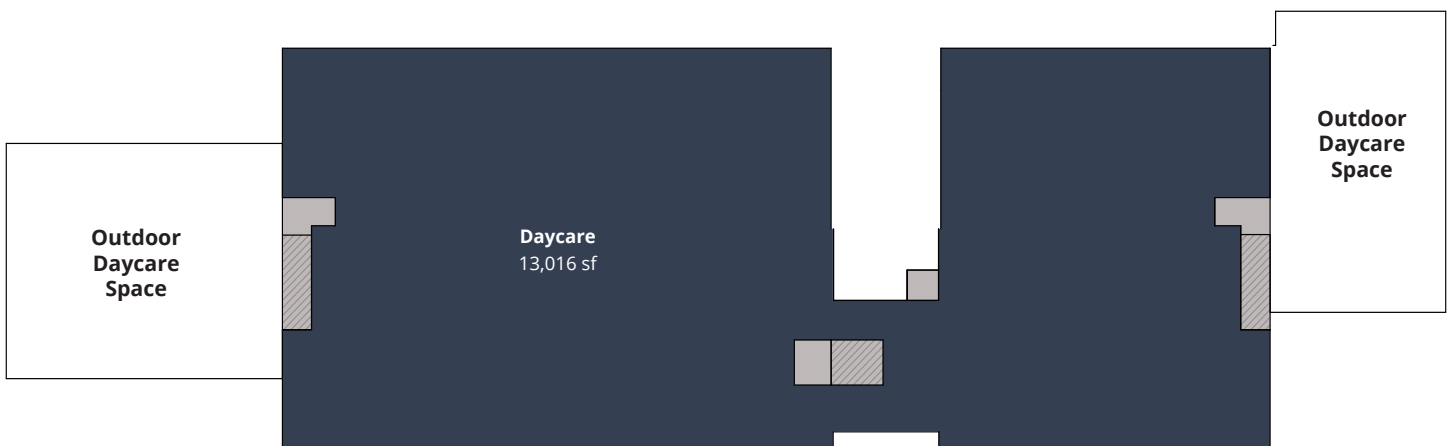


# Building E - Main Floor

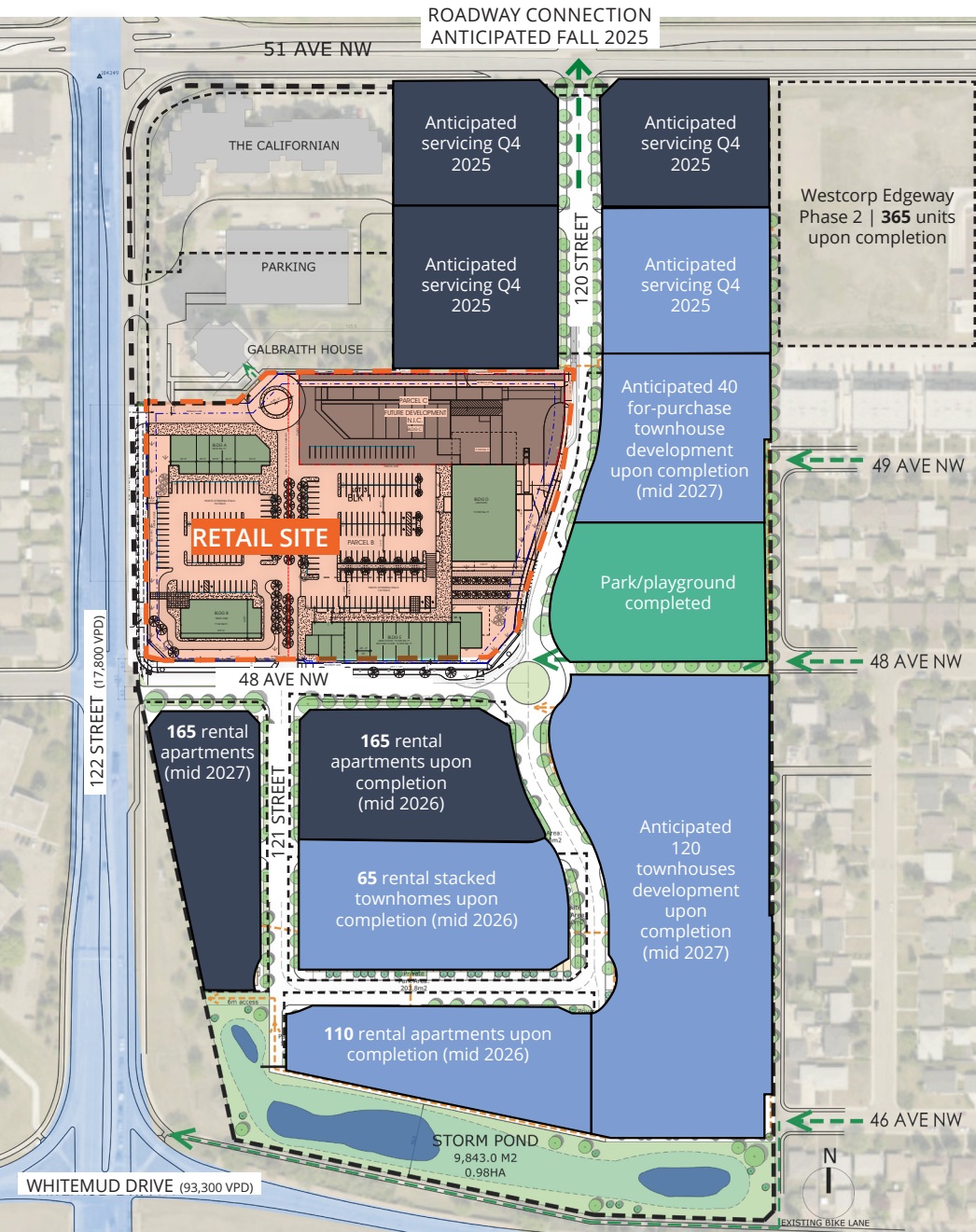
Available Leased  
Pending



# Building E - Second Floor



# 3,000 PEOPLE UPON FULL BUILDOUT 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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Senior Associate  
+1 780 915 8417  
ben.snider@avisonyoung.com

**Emma Anderson**  
Associate, Brokerage Services  
+1 587 416 3022  
emma.anderson@avisonyoung.com



Michener Park Square



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Suite 2100, 10111 - 104 Avenue | Edmonton, AB | +1 780 428 7850

