

1,569 SF ENDCAP AVAILABLE IMMEDIATELY!



NORTH DISTRICT BUILDING 2

12844 97 Street, Edmonton, AB

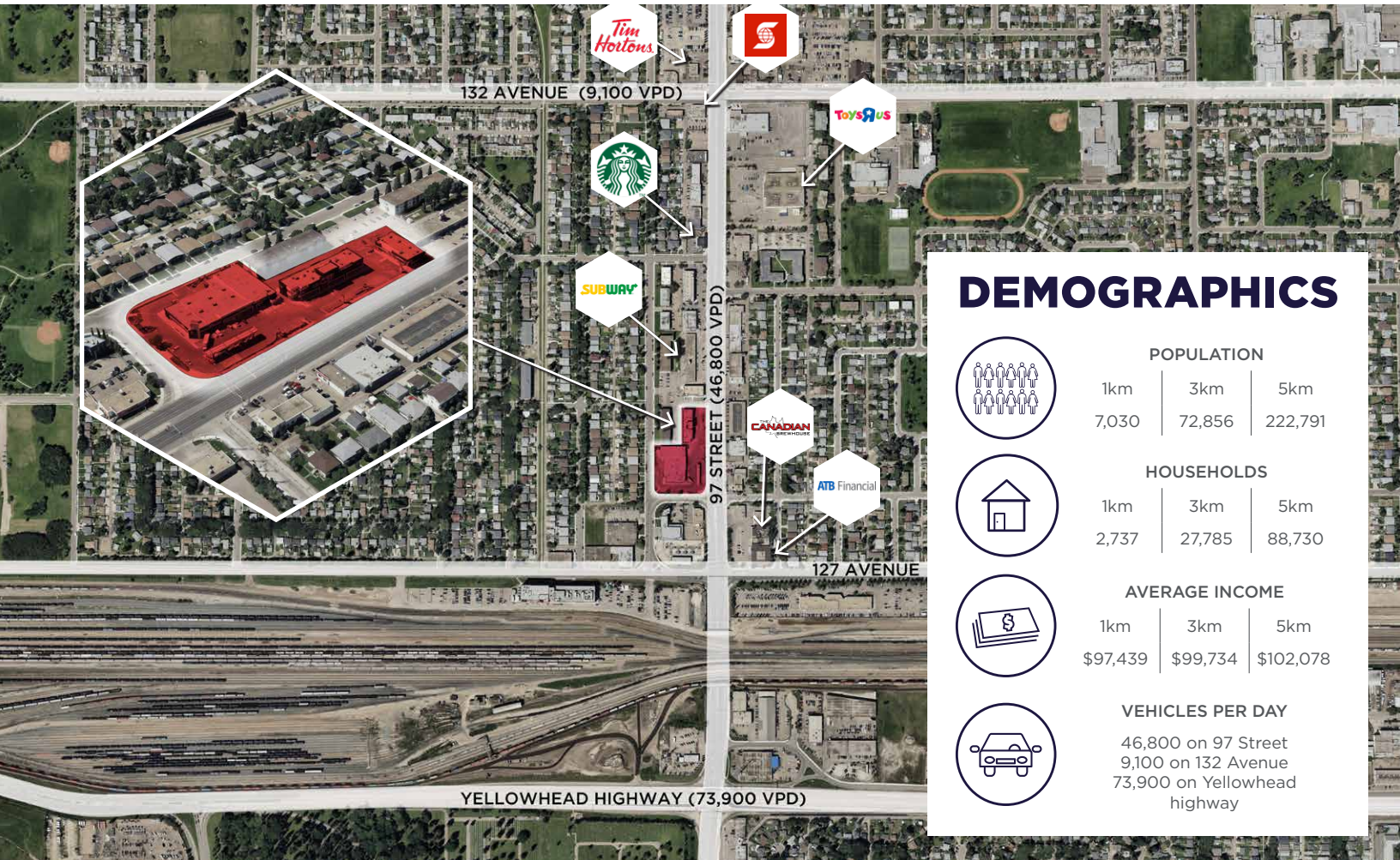
David Cooney
Partner
780-993-6363
david.cooney@cwedmonton.com

Devan Ramage
Associate
780-420-1177
devan.ramage@cwedmonton.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

PROPERTY HIGHLIGHTS

- 1,539 SF endcap condominium unit available
- Undeveloped shell space
- Retailers on site include Cirlce K Convenience and Gas Bar, Fuzion Donuts, Big Mama's Pizza, ICare Pharmacy, Bubble Tea, Mediterranean Bakery, Super Value Liquor, Sala Barber Shop, dental clinic, hearing clinic, accounting office
- We welcome interest from restaurants, retail and professional users

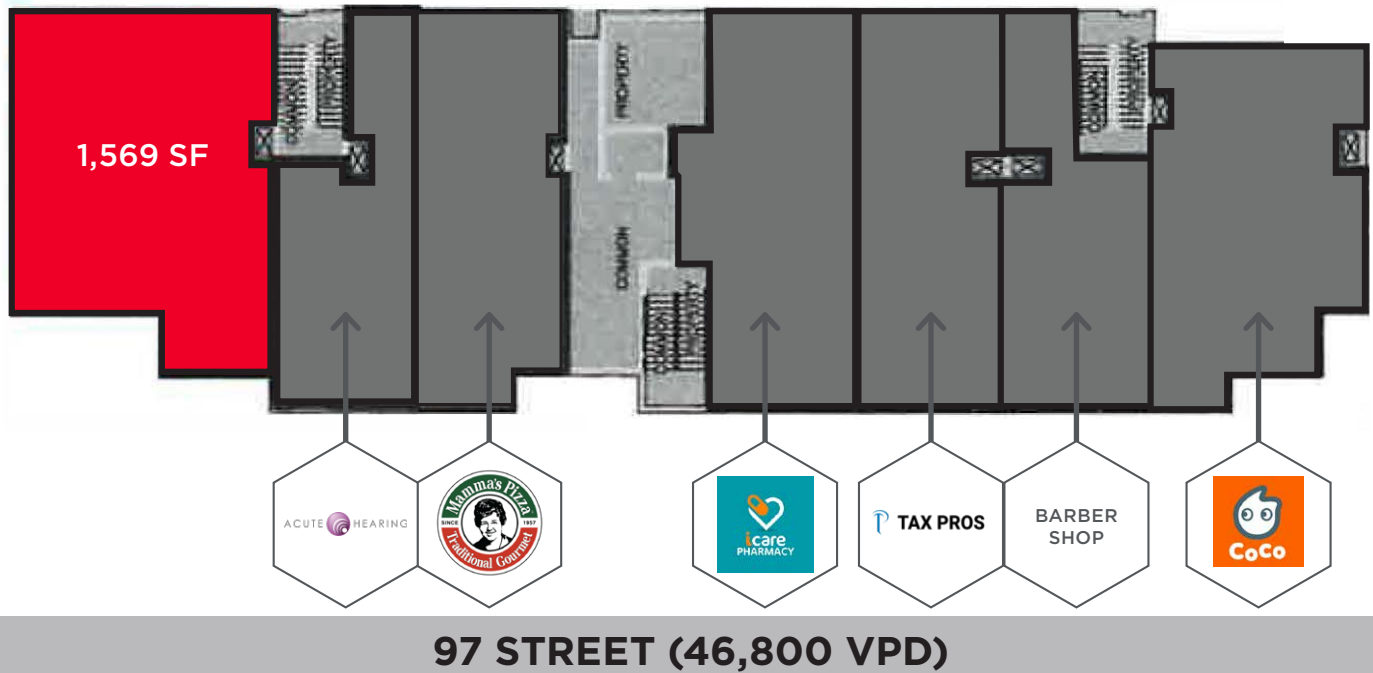


PROPERTY DETAILS

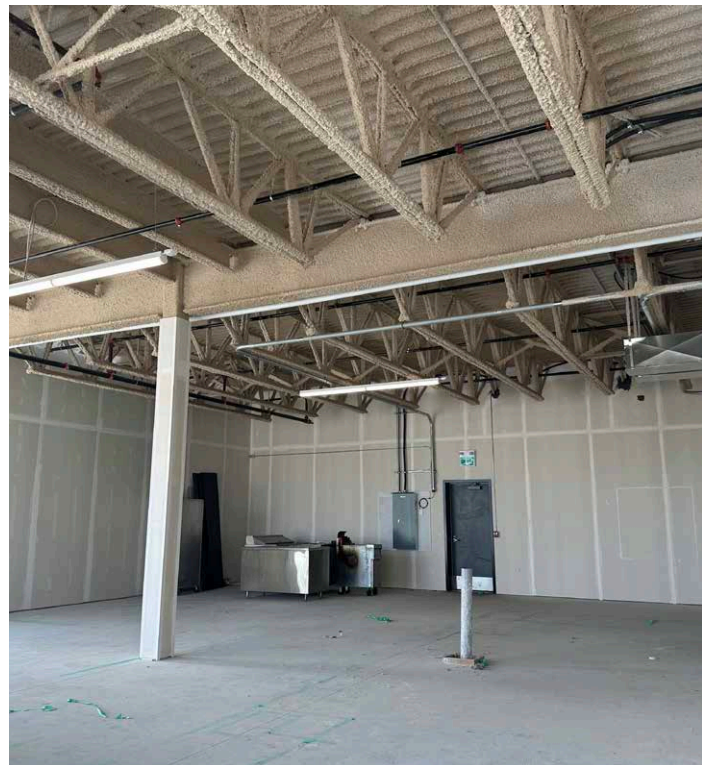
Municipal Address:	12844 97 Street, Edmonton, AB
Legal Description:	Condo Plan 2221739, Unit 1
Net Lease Rate:	Market
Operating Costs:	\$13.50 per SF (estimated for 2024)

Zoning:	Mixed Use (MU)
Parking:	Front and Rear Parking
Signage:	Fascia and pylon (available)
TI Allowance:	Negotiable

SITE PLAN



INTERIOR PHOTOS





**CUSHMAN &
WAKEFIELD**
Edmonton

David Cooney
Partner
780-993-6363
david.cooney@cwedm.com

Devan Ramage
Associate
780-420-1177
devan.ramage@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. March 2025