



**1,569 SF ENDCAP AVAILABLE IMMEDIATELY!**

FOR LEASE  
**NORTH DISTRICT  
BUILDING 2**  
12844 97 Street, Edmonton, AB

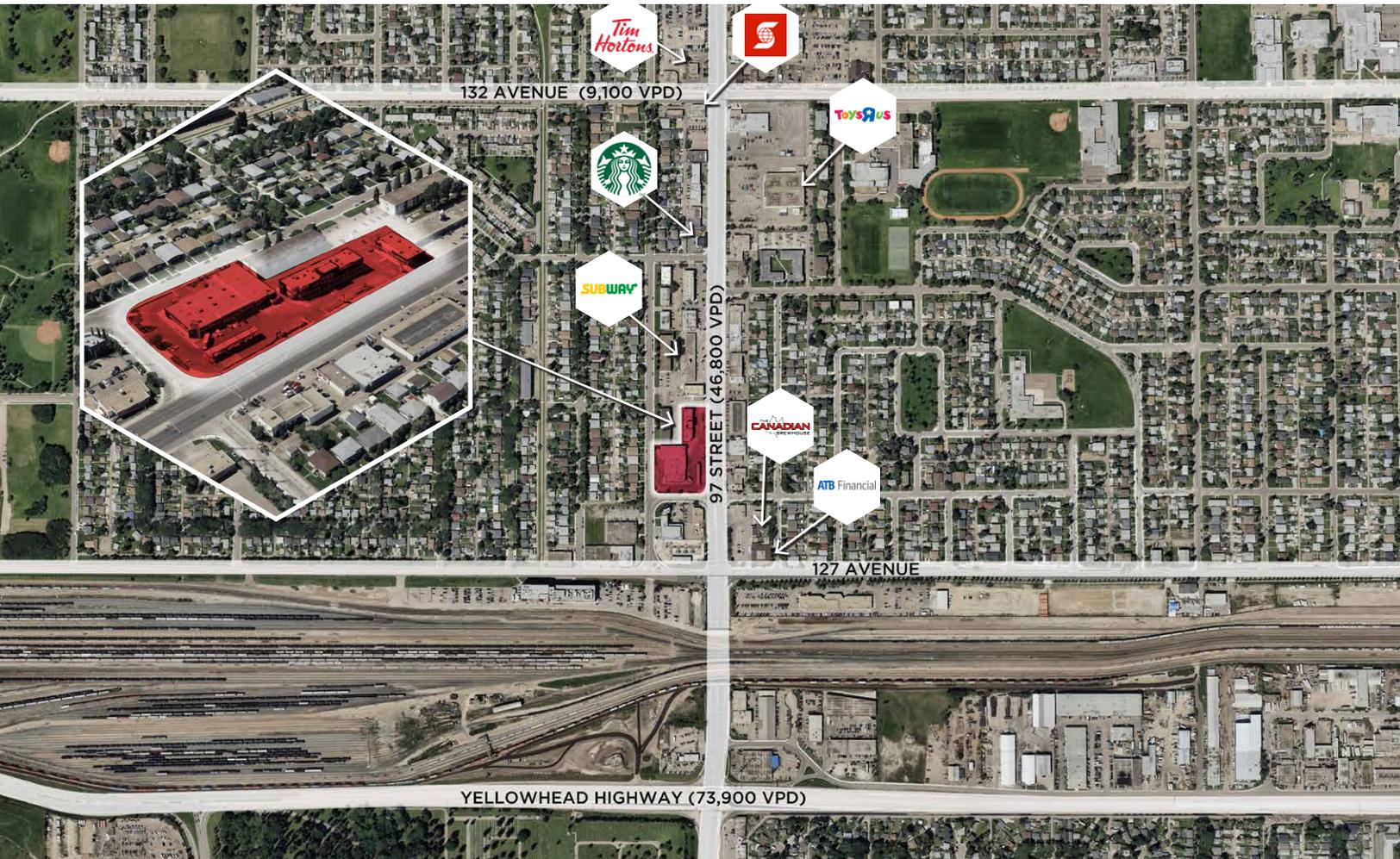
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# PROPERTY HIGHLIGHTS

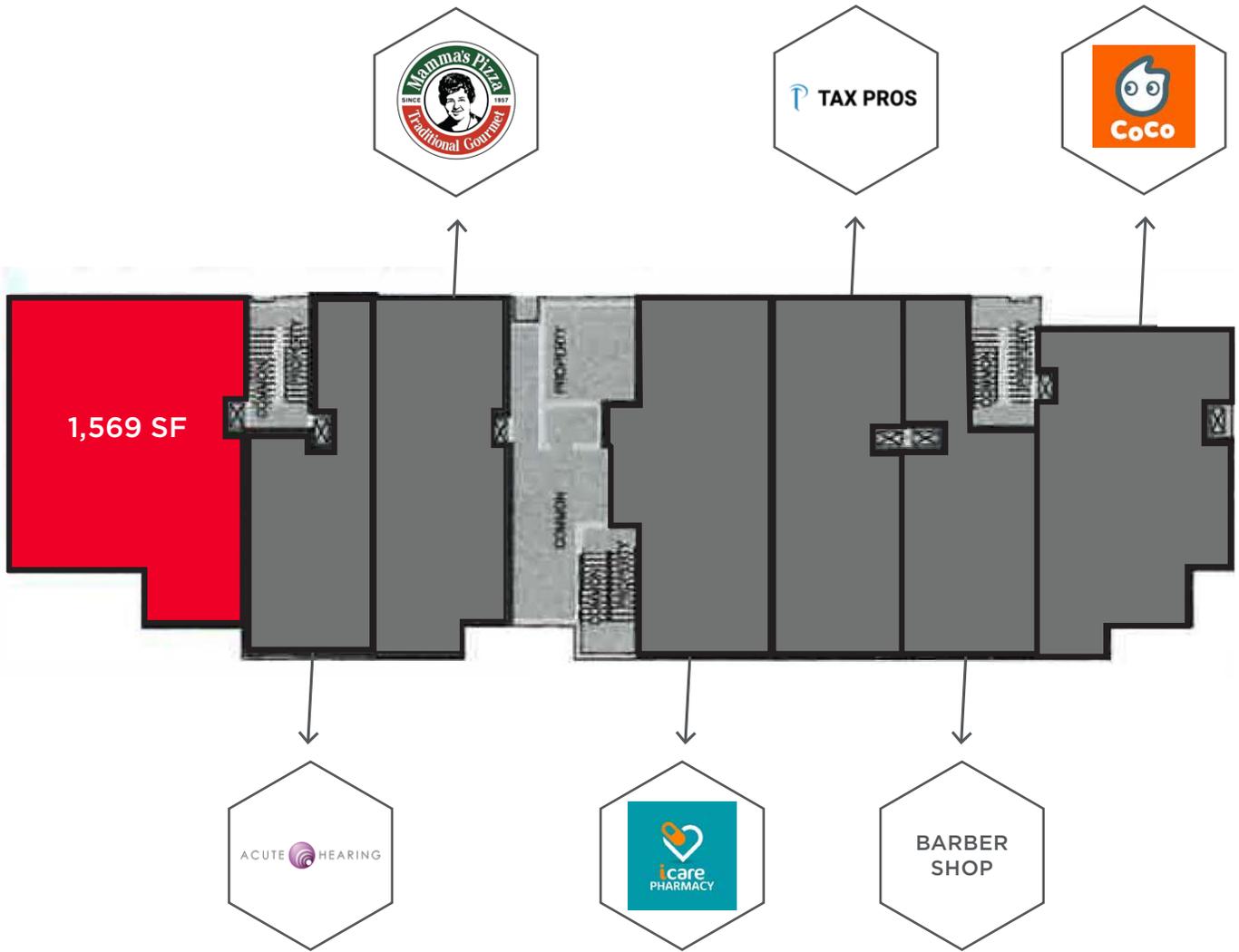
- 1,539 SF endcap condominium unit available
- Undeveloped shell space
- Retailers on site include Circle K Convenience and Gas Bar, Fuzion Donuts, Big Mama's Pizza, ICare Pharmacy, Bubble Tea, Mediterranean Bakery, Super Value Liquor, Sala Barber Shop, dental clinic, hearing clinic, accounting office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



# PROPERTY DETAILS

<b>Municipal Address:</b>	12844 97 Street, Edmonton, AB	<b>Zoning:</b>	Mixed Use (MU)
<b>Legal Description:</b>	Condo Plan 2221739, Unit 1	<b>Parking:</b>	Front and Rear Parking
<b>Net Lease Rate:</b>	Market	<b>Signage:</b>	Fascia and pylon (available)
<b>Operating Costs:</b>	\$13.50 per SF (estimated for 2024)	<b>TI Allowance:</b>	Negotiable

# SITE PLAN



**97 STREET (46,800 VPD)**

# DEMOGRAPHICS



## POPULATION

1km	3km	5km
7,030	72,856	222,791



## AVERAGE INCOME

1km	3km	5km
\$97,439	\$99,734	\$102,078



## HOUSEHOLDS

1km	3km	5km
2,737	27,785	88,730



## VEHICLES PER DAY

46,800 on 97 Street  
9,100 on 132 Avenue  
73,900 on Yellowhead highway



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