FOR LEASE

SECORD VILLAGE

SEC 231 STREET AND 97 AVENUE, EDMONTON, AB

960 & 1,253 SF
AVAILABLE IMMEDIATELY

JOIN TIM HORTONS, A&W, LIQUOR HUT, SUBWAY, PETRO CANADA, AND MORE



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PROPERTY HIGHLIGHTS

- Convenient access to Anthony Henday Drive and Whitemud Drive.
- Adjacent to David Thomas King School with approximately 1116 students and St. Josephine Bakhita School with 905 students.
- Next to the EMSA West Soccer Complex featuring 13 fields, with expansion to 20 planned.
- Located within the growing Secord neighbourhood in West Edmonton, which is projected to grow by ~75% at full build out to 14,400 residents.

DEMOGRAPHICS

POPULATION

1km	3km	5km
6,401	30,441	55,278

HOUSEHOLDS

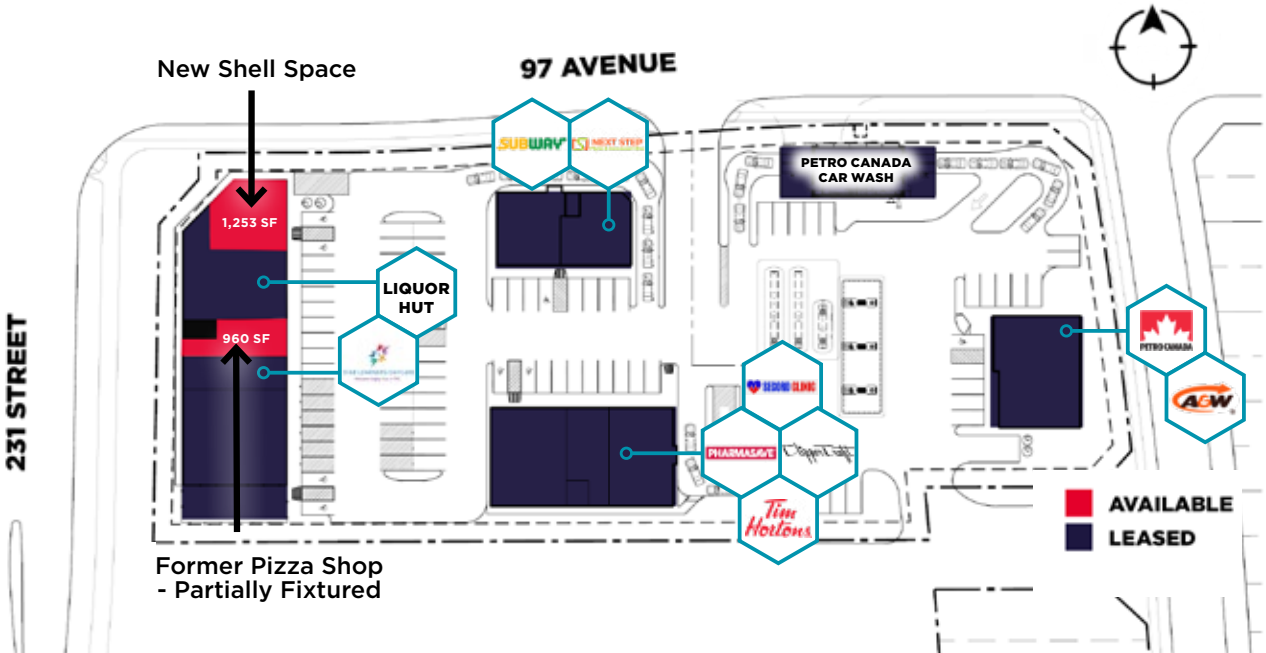
1km	3km	5km
1,861	9,467	17,813

AVERAGE INCOME

1km	3km	5km
$155,953	$149,413	$148,897

AERIAL





PROPERTY DETAILS

Municipal Address:	22943 97 Ave NW, Edmonton, AB
Zoning	Neighbourhood Commercial (CN)
Parking Area:	+70 Stalls
Availability:	Immediately
Size:	960 SF
Lease Rate:	Market
Additional Rent:	$25.00 per SF EST. (2026)

Former Pizza Store - Partially Fixtured



AVAILABLE



960 SF UNIT

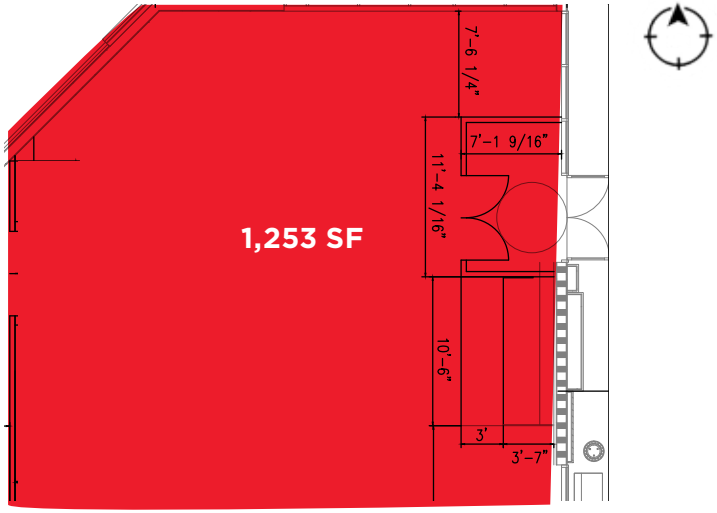






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AVAILABLE

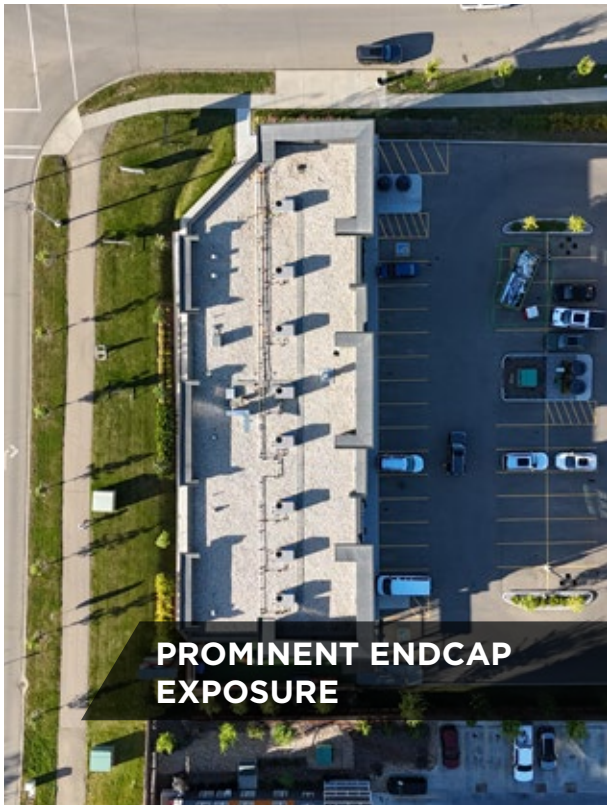


1,253 SF UNIT



SHELL CONDITION





PROMINENT ENDCAP EXPOSURE









ALLARD DEVELOPMENTS

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