FOR LEASE

SECORD VILLAGE

SEC 231 STREET AND 97 AVENUE, EDMONTON, AB

CUSHMAN & WAKEFIELD
Edmonton

1,200 - 1,400 SF AVAILABLE IMMEDIATELY

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Edmonton
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PROPERTY HIGHLIGHTS

- Easy access to Anthony Henday, Whitemud Drive and 231 Street.
- Close proximity to Stony Plain Road with a VPD of 38,232.
- Zoning: CN - Neighbourhood Commercial
- David Thomas School (K-9) adjacent to the property accommodates 900 students.
- EMSA West Soccer Complex located immediately to the west has 11 fields and is proposed to grow to 20 fields.

THE OPPORTUNITY

1,200 - 1,400 SF available for lease.

Existing tenants include: Tim Hortons, Liquor Hut, PharmaSave, Subway, Petro Canada, Green Chili Pizza, Secord Pharmacy and Clinic, Star Learners Daycare.

PROPERTY DETAILS

Municipal Address:	22943 97 Ave NW, Edmonton, AB T5T 7P5
Parking Area:	Ample Parking
Availability:	Immediately
Size:	1,200-1,400 SF
Additional Rent:	$17.00 per SF EST. (2026)
Lease Rate:	Contact Agent

DEMOGRAPHICS

POPULATION

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

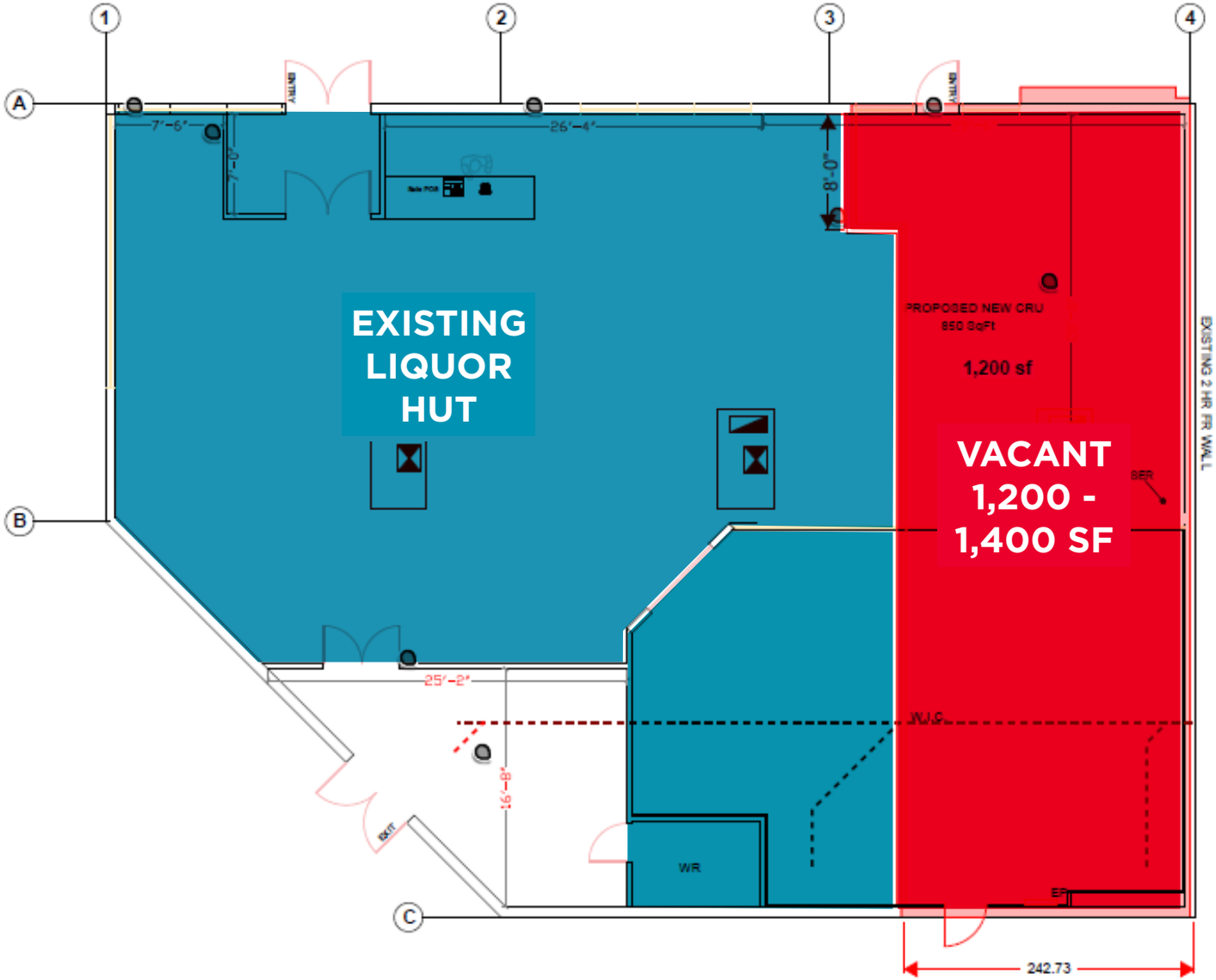
HOUSEHOLDS

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

AVERAGE INCOME

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

SITE PLAN



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