

FOR LEASE

SECORD VILLAGE

SEC 231 STREET AND 97 AVENUE, EDMONTON, AB



1,200 SF AVAILABLE IMMEDIATELY



CUSHMAN & WAKEFIELD
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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 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

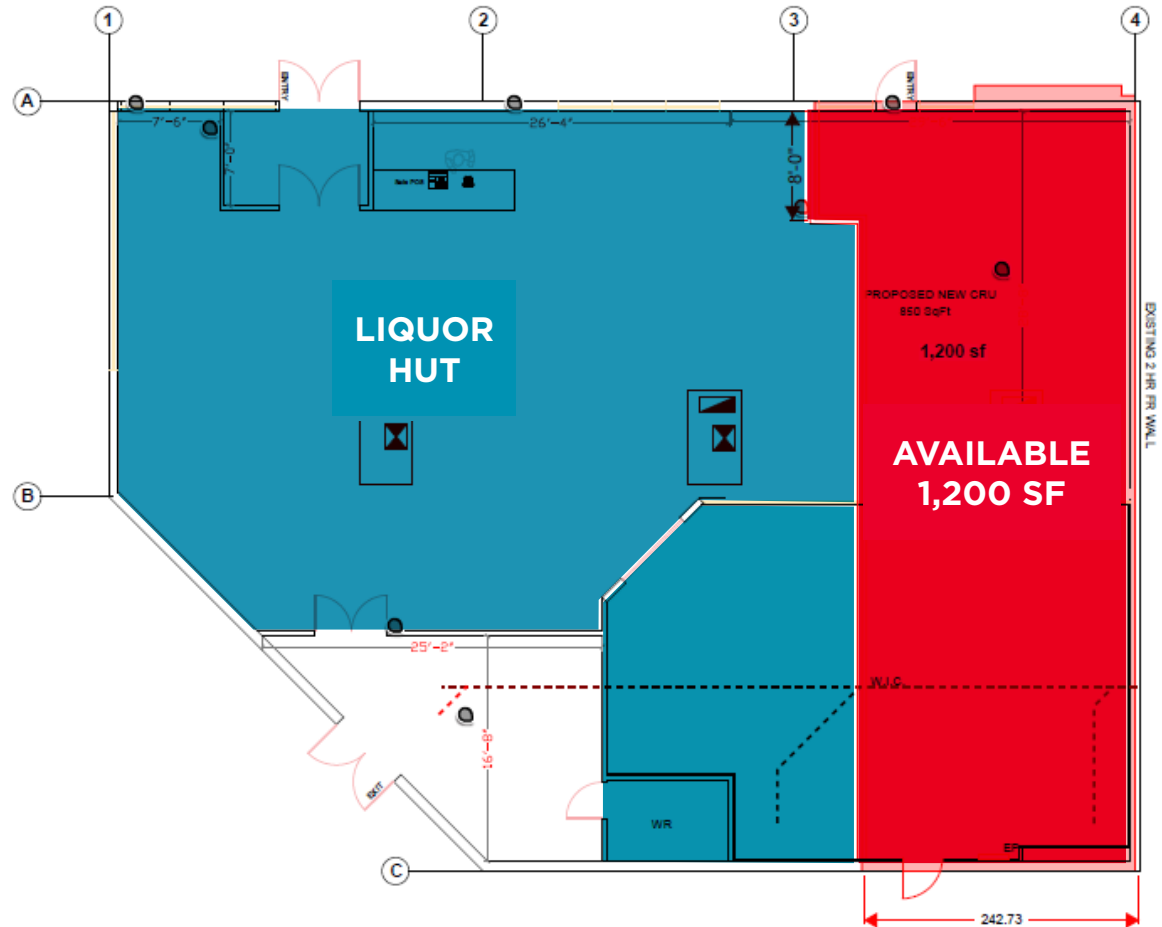
Availability: Immediately

Size: 1,200 SF

Additional Rent: \$25.00 per SF EST. (2026)

Lease Rate: Market

SITE PLAN



DEMOGRAPHICS

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

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

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



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