

FOR SUBLEASE

FORMER JB'S POWER CENTRE

12505 97 Street NW, Edmonton, AB

BELOW MARKET RATES

EXCELLENT EXPOSURE TO YELLOWHEAD HIGHWAY AND 97 STREET



LEAD

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CUSHMAN & WAKEFIELD
Edmonton

THE OPPORTUNITY

Prime retail sublease opportunity along 97th Street. This exceptional offering comes with below market rental rates and additional rent, ensuring cost-effectiveness for prospective tenants. Situated for maximum visibility, the property enjoys excellent exposure to 97th Street and Yellowhead Trail, with a combined daily vehicle count of 116,820. The property also offers 5 overhead loading doors at grade for added amenity. This is the ideal location for retail businesses seeking a strategic location with high visibility and affordability.

PROPERTY DETAILS

MUNICIPAL ADDRESS: 12505 97 St NW, Edmonton, AB

ZONING: General Commercial

PARKING AREA: 18 Parking Stalls

BUILDING SIZE: ±10,000 SF

CEILING HEIGHT: 13-15 Feet

AVAILABILITY: Immediately

MONTHLY BASE RENT: \$8,958 per month

ADDITIONAL RENT: \$5,598.75 per month

LEASE EXPIRY: July 31, 2030



AERIAL VIEW



FOR MORE INFORMATION, PLEASE CONTACT:

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