



ROSSLYN SHOPPING CENTRE

13542 97 Street, Edmonton, Alberta

1,565 SF RETAIL BAY (AVAILABLE) | 3,664 SF 2ND FLOOR ECONOMICAL OFFICE SPACE

HIGH PROFILE RETAIL OPPORTUNITY

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PROPERTY HIGHLIGHTS

- Prime location at the key intersection of 97 Street and 135 Avenue
- In excess of 49,464 VPD pass the Rosslyn Shopping Centre along 97 Street and over 30,411 VPD pass along 137 Avenue
- Excellent exposure and access along 97 Street, including all directional access at the 135 Avenue controlled intersection
- At the door and ample parking in front and rear
- Other retailers in the area include: Safeway, T&T Supermarket, Shoppers Drug Mart, Boston Pizza, Indigo Books and London Drugs
- Rosslyn Inn & Suites on site provides additional daily traffic
- Operating costs of \$16.75 per SF (2025 estimate)

The site plan illustrates the layout of the Rosslyn Inn & Suites development. Key features include:

- Streets:** 135 Avenue (north-south), 97 Street (east-west), and 100 Street (east-west).
- Existing Buildings:**
 - Government of Alberta
 - Welcome Centre
 - Imaging Centre
 - Pharmacy
 - Medical Clinic
 - Rosslyn Liquor Store
- Proposed Buildings:**
 - 190 Parking Stalls (along 100 Street)
 - 131 Parking Stalls (central area)
 - Rosslyn Inn & Suites (main building with a new hotel wing addition)
 - Various retail and service units including: Saigon Paradise Restaurant, Northgate Chiropractic, Sole Spa, Reflexology, Rosslyn Animal Clinic, Select Cannabis, H&R Block, Pro Fix Solutions, Northview Denture Clinic, Popular Nails, and Elite Madison.
- Other Features:**
 - Landscaped areas and a new pylon sign.
 - Wheelchair ramps and a covered hotel drop-off area.
 - Utility easements and a transformer.
 - Dimensions for various areas and setbacks.

KEEP IN TOUCH

