

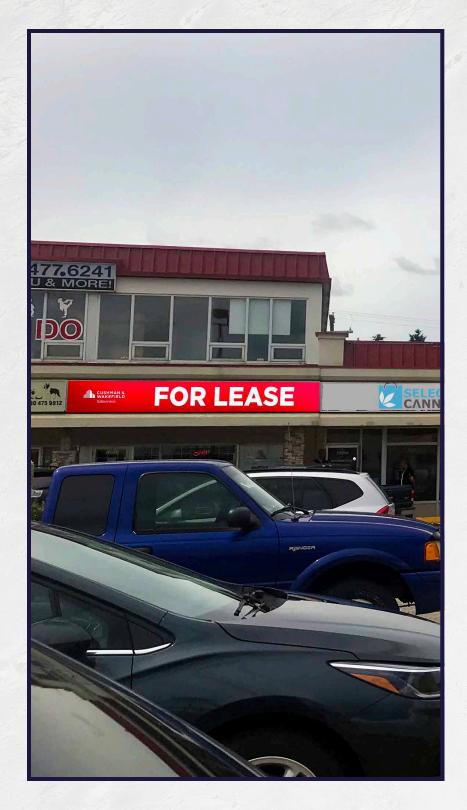


ROSSLYN SHOPPING CENTRE

13542 97 Street, Edmonton, Alberta

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

HIGH PROFILE RETAIL OPPORTUNITY

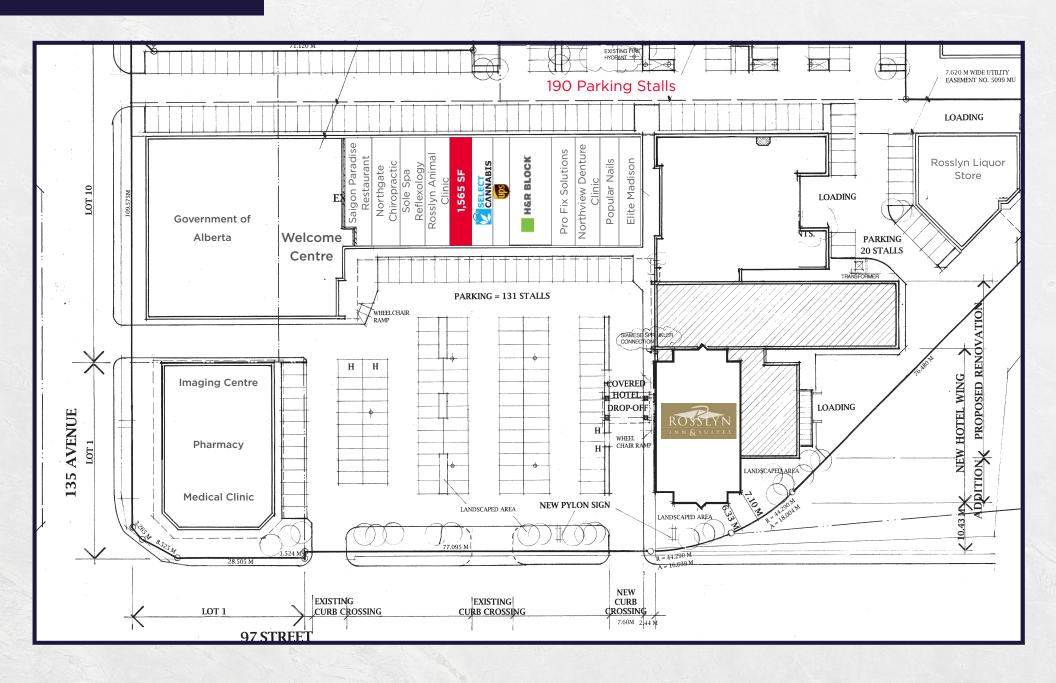




PROPERTY HIGHLIGHTS

- 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)

SITE PLAN





KEEP IN TOUCH

