

FOR LEASE

NORTH TOWN CENTRE

97 Street & 137 Avenue, Edmonton, Alberta



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Anthem
Properties

CUSHMAN & WAKEFIELD
Edmonton



UNIT #	SQ FT.	TENANT NAME
1	1,071	Quizno's Subs
2	1,285	Gia Hair Salon
3	1,301	Canada Post & Quality Drycleaning
4	1,357	Advanced Respiratory Care
5	1,032	Seoul Fried Chicken
6	1,029	Mamma Mia
7	1,051	Freshii
8	1,577	Jerusalem Shawarma
9	1,592	Edo Japan
10	1,696	Blenz Coffee
11	1,843	Mucho Burrito
12	879	King Cuts Barbershop
13	1,033	Fresh Bakery
14	1,060	Pizza Palace
15	20,950	AVAILABLE
16	8,103	Kittens & Mittens

UNIT #	SQ FT.	TENANT NAME
17	36,115	London Drugs
18	4,718	Canada Diagnostic Centre
19	4,496	AVAILABLE
20	3,283	Pearle Vision
21	47,496	T&T Supermarket
22	10,292	Dollarama
23	5,015	CIBC
24	1,885	CDI/ Reeves College
25	9,600	AVAILABLE
26	8,779	Petsmart
27	19,485	Indigo Books
28	24,989	Marshalls
29	2,813	Boardom
30	3,419	Mr. Big & Tall
31	6,000	Wendy's Restaurant
32	1,635	Jiffy Lube
33	1,222	AVAILABLE

PROPERTY HIGHLIGHTS - RETAIL

MUNICIPAL ADDRESS

97 Street & 137 Avenue, Edmonton, AB

LEGAL DESCRIPTION

Plan 7520659, Block 15, Lot 6

ZONING

DC2

SIZES

- 1,222 SF
- 4,496 SF
- 9,600 SF
- 20,950 SF

PARKING

900+ Stalls

AVAILABILITY

Immediately

OPERATING COSTS

\$9.27 per SF (2025)

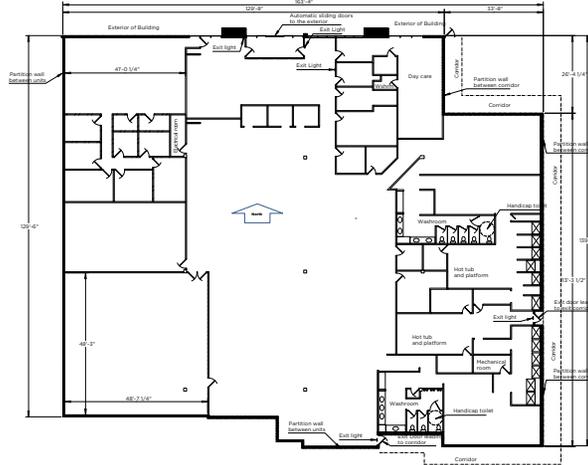
PROPERTY TAX

\$7.91 per SF (2025)

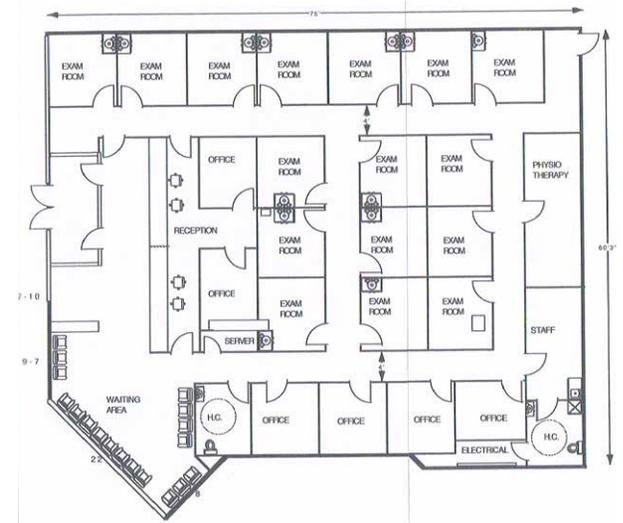
SIGNAGE

Facade and pylon sign

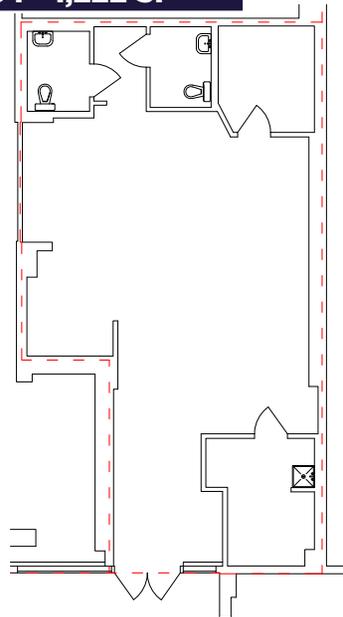
UNIT #15 - 20,950 SF



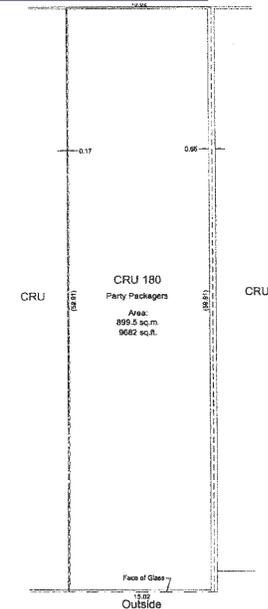
UNIT #19 - 4,496 SF



UNIT 184 - 1,222 SF



UNIT #25 - 9,600 SF



PROPERTY HIGHLIGHTS - OFFICE



MUNICIPAL ADDRESS

97 Street & 137 Avenue, Edmonton, AB

LEGAL DESCRIPTION

Plan 7520659, Block 15, Lot 6

ZONING

DC2

SIZES

- 662 SF
- 680 SF
- 1,424 SF
- 1,561 SF

PARKING

900+ Stalls

AVAILABILITY

Immediately

OPERATING COSTS

\$18.90 per SF (2025)

PROPERTY TAX

\$7.91 per SF (2025)

GROSS RENT OPTIONS AVAILABLE

PROPERTY HIGHLIGHTS

DISCOVER NORTH TOWN CENTRE – WHERE OPPORTUNITY MEETS VISIBILITY

Welcome to over 236,000 SF of high-impact retail space, including 20,000 SF of professional office on the second floor—perfect for businesses seeking exposure in one of Edmonton’s busiest corridors.

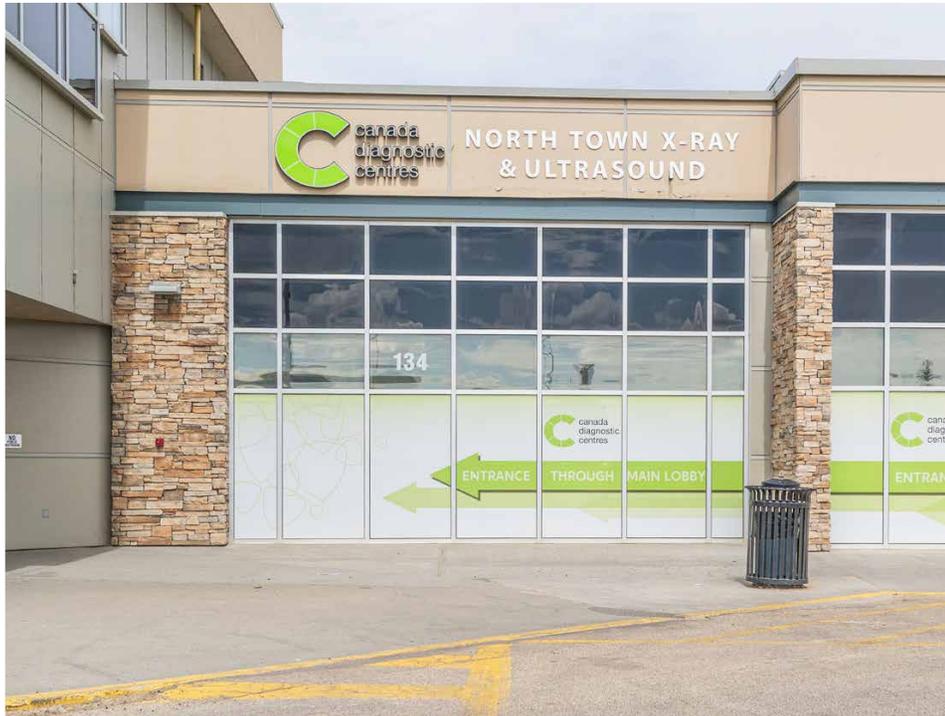
Anchored by top national brands like London Drugs, T&T Supermarket, Indigo Books, Dollarama, and PetSmart, this dynamic shopping destination draws consistent foot traffic and loyal shoppers.

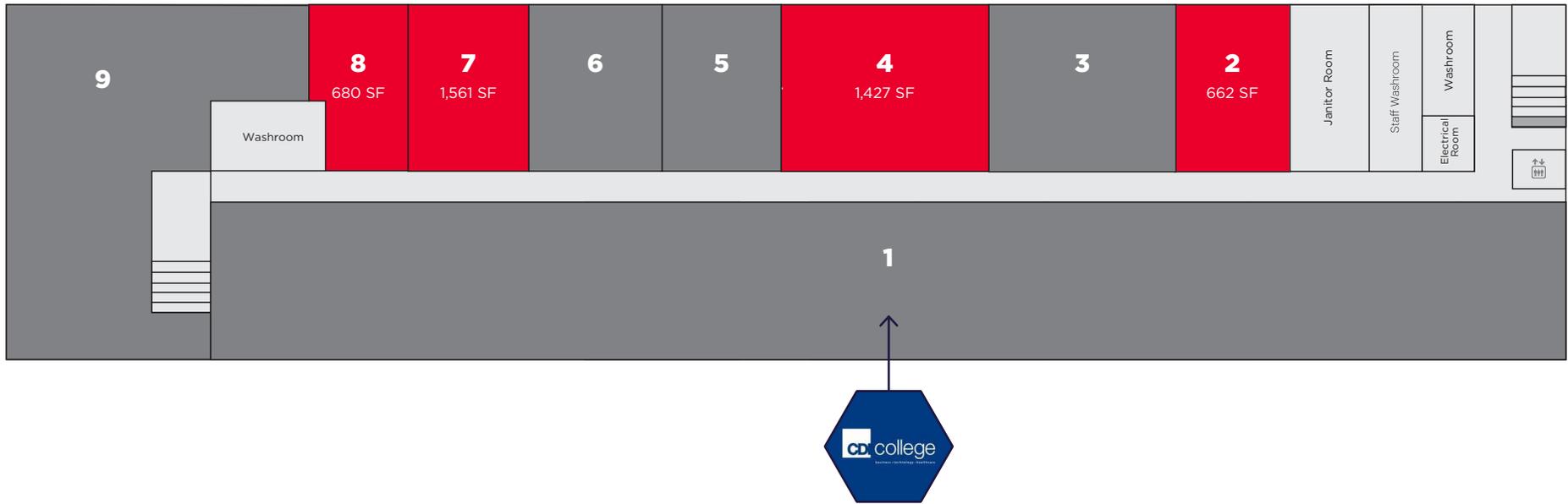
Unmatched Connectivity: Located steps from Northgate Transit Centre, a major city-wide transportation hub.

Seamless Access: Enjoy ample surface parking and visibility to nearly 80,000 vehicles per day traveling along Highway 28 and 137 Avenue.

Zoning: DC2 – Site Specific Development Control allows for a range of commercial uses.

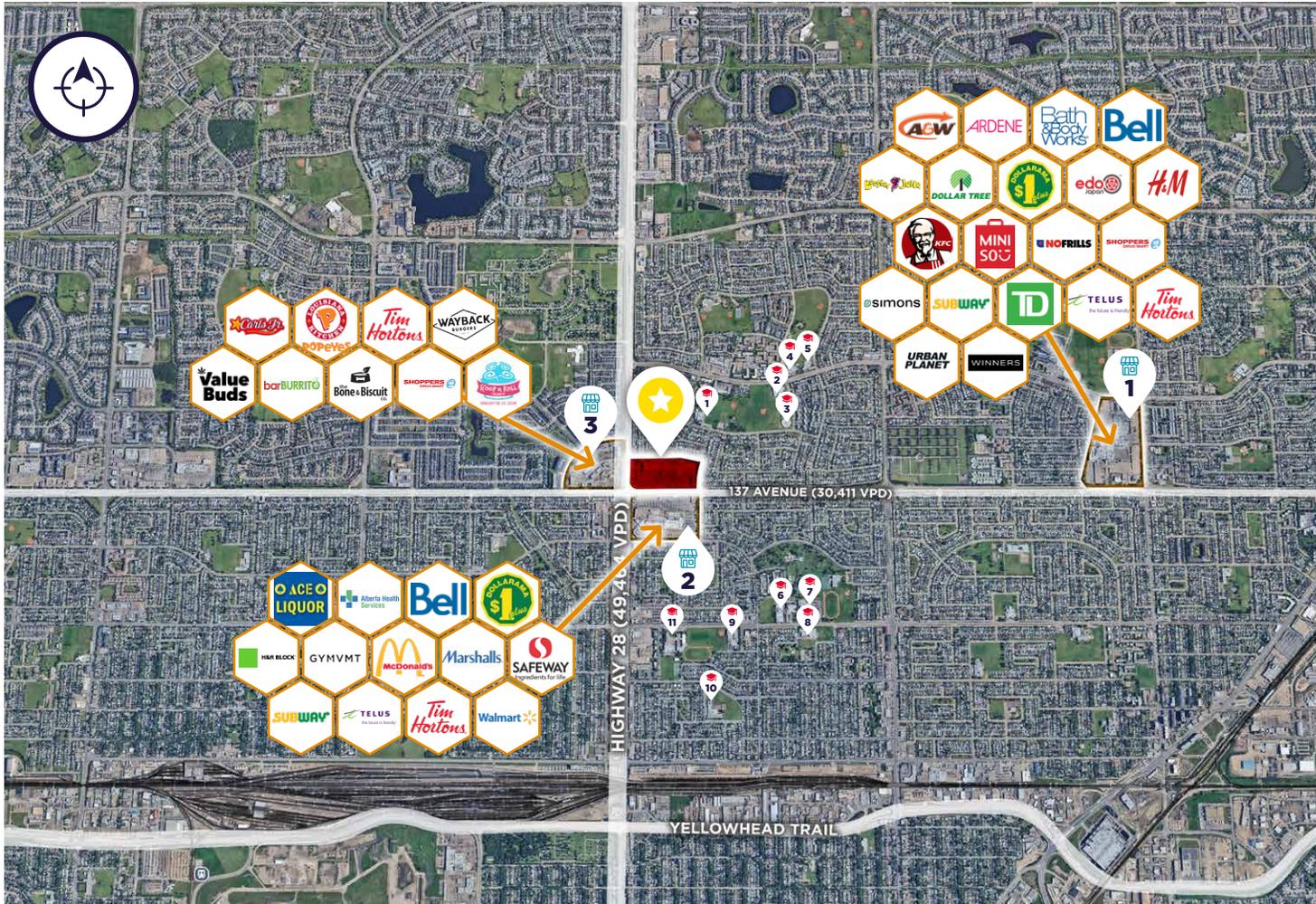
Prime Location: Situated in a densely populated, high-demographic area, North Town Centre offers the exposure, convenience, and energy your business needs to thrive.





UNIT #	SQ FT.	TENANT NAME
1	8,649	CDI College
2	662	AVAILABLE
3	1,215	Dr. P. Pang
4	1,427	AVAILABLE
5	1,115	Dr. Khaled Hajar - General Practitioner/Family
6	1,136	Admin Office
7	1,561	AVAILABLE
8	680	AVAILABLE
9	3,597	North Town Dental Associates

AERIAL VIEW



SURROUNDING SHOPPING

1. Londonderry Mall
2. Northgate Mall
3. Griesbach Village
 - » The Bone & Biscuit Co.
 - » Shoppers Drug Mart
 - » Popeyes Louisiana Kitchen
 - » Scoop n Roll Creamery
 - » Wayback Burgers
 - » Carl's Jr.

SURROUNDING SCHOOLS

1. St. Anne Catholic Elementary School
2. Dickinsfield School
3. Northmount School
4. Cardinal Léger Catholic Junior High School
5. St. Philip Catholic Elementary School
6. St. Cecilia Catholic Junior High School
7. Archbishop O'leary Catholic High School
8. St. Matthew Catholic Elementary School
9. Killarney School
10. Mee-Yah-Noh School
11. Queen Elizabeth School

DEMOGRAPHICS



POPULATION

1KM	3KM	5KM
10,780	84,914	231,528



HOUSEHOLD

1KM	3KM	5KM
3,905	30,356	82,650



AVERAGE INCOME

1KM	3KM	5KM
\$110,160	\$110,377	\$114,866

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