

FOR SUBLEASE

**CUSHMAN &
WAKEFIELD**
Edmonton

BELOW MARKET RENTS



LIQUOR STORE SUBLEASE

9960 137 AVENUE NW, EDMONTON, AB

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. NOVEMBER 2025

Jamie Topham
Partner
780.994.6916
jamie.topham@cwedm.com

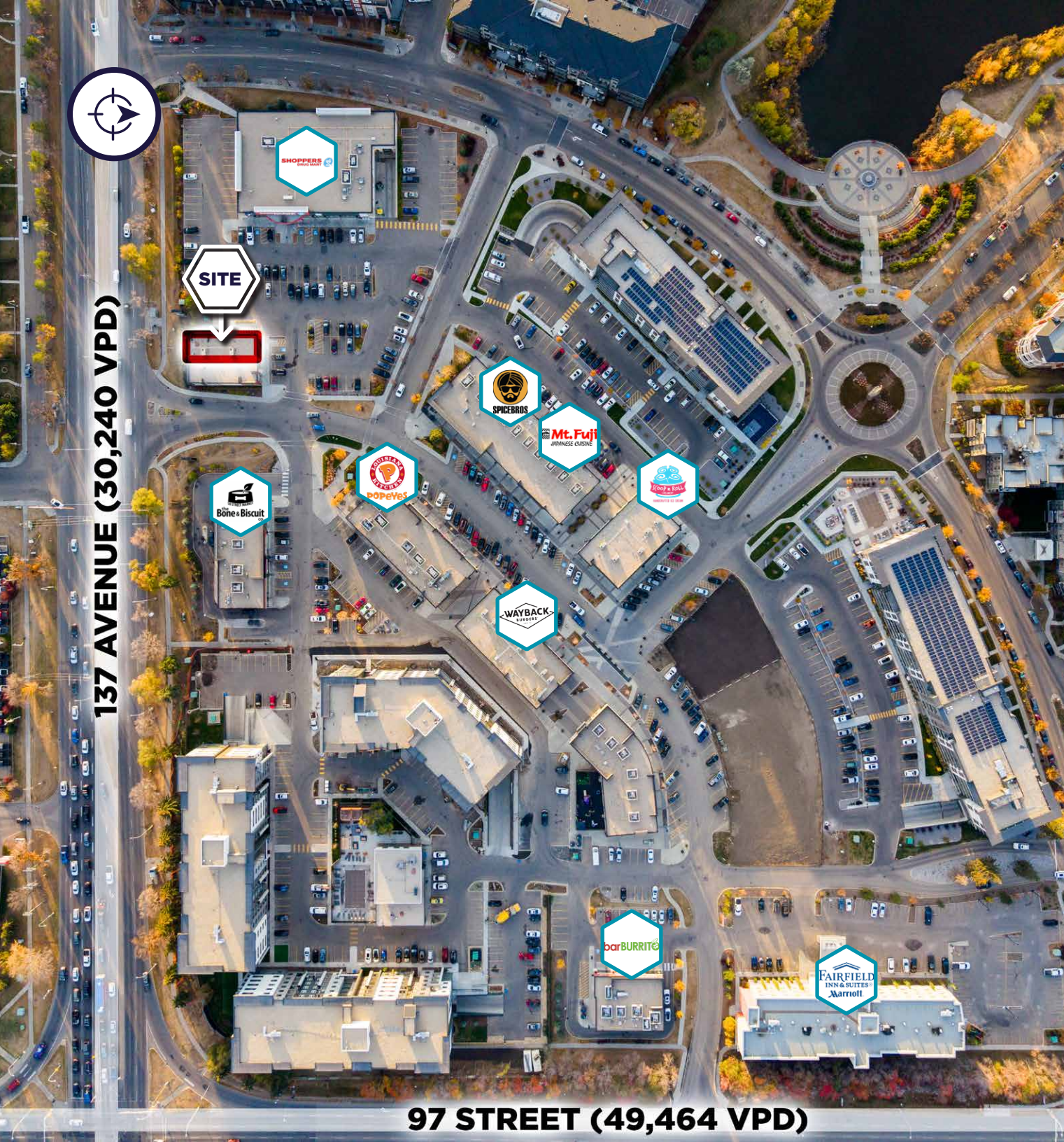
Cody Miner, B.COMM.
Associate
403.877.9431
cody.miner@cwedm.com

PROPERTY HIGHLIGHTS

Discover an Edmonton liquor store sublease opportunity at 9960 137 Avenue NW in the Griesbach Village Centre. This 4,150 SF retail space, built in 2016, offers exceptional exposure within a busy commercial hub surrounded by national tenants. Zoned GVC - Griesbach Village Centre, the site sees strong traffic from 137 Avenue and 97 Street. Available immediately with below-market rents. Contact leasing agents for details.

Legal Description	Plan 1523747; Block 27; Lot 5
Municipal Address	9960 137 Avenue NW, Edmonton, AB
Zoning	GVC - Griesbach Village Centre Zone
Building Size	4,150 SF
Availability	Immediately
Building Age	2016
Lease Rate	Contact Leasing Agents





137 AVENUE (30,240 VPD)

SITE



97 STREET (49,464 VPD)



HOUSEHOLDS

1KM	3KM	5KM
3,801	30,535	84,983



AVERAGE INCOME

1KM	3KM	5KM
\$125,063	\$109,927	\$114,038



POPULATION

1KM	3KM	5KM
10,402	83,857	233,488



VEHICLES PER DAY

99 Street: 49,464 VPD
137 Avenue: 30,240 VPD

CONTACT INFORMATION

Jamie Topham

Partner

780 994 6916

jamie.topham@cwedm.com

Cody Miner, B.COMM.

Associate

403 877 9431

cody.miner@cwedm.com