

FOR SALE

White Oaks Square



Prime High Exposure Edmonton Shopping Centre with Grocery Shadow Exposure, Rent Upside, and Redevelopment Potential
12222 137 Avenue NW, Edmonton, AB T5L 4Y4

The Opportunity

White Oaks Square is a well-established neighbourhood shopping centre strategically located along 137 Avenue, one of North Edmonton's most active retail corridors. The Property benefits from grocery shadow exposure from the Real Canadian Superstore immediately west, driving strong daily traffic and reinforcing its position as a core necessity-based retail destination. The surrounding trade area features a concentration of national and international retailers across grocery, home improvement, furniture, fashion, and consumer electronics categories, supported by dense, established residential neighbourhoods.

The centre offers excellent visibility, strong vehicular exposure, and convenient access to major regional arterials including St. Albert Trail, 97 Street, Yellowhead Freeway, and Anthony Henday Drive. Anchored by a complementary mix of national and regional tenants, including The Brick, Mark's Work Warehouse, Planet Fitness, Boston Pizza, Bank of Montreal, Dollar Tree, and A&W, White Oaks Square benefits from consistent daily traffic, cross-shopping, and resilient long-term cash flow. Additional medical and professional uses further enhance daytime activity and tenancy diversity.

White Oaks Square presents investors with stable in-place income and clear upside potential through rental rate optimization, future pad development, and longer-term residential densification opportunities. Positioned within a mature, service-oriented retail node and supported by strong surrounding fundamentals, the Property offers an attractive combination of income durability and embedded growth over time.

Salient Details

Municipal Address	12222 137 Avenue NW Edmonton, AB, T5L 4Y4
Legal Description	Plan: 7922542 Block: 35 Lot: 13 & 29
Rentable Area	157,966 SF (Nov 1, 2025)
Land Area (SF)	16.16 Acres (excluding the 2.82 acres Lot 35 Residential Land Subdivision)
Coverage / FSI	22.43%
Year Built	1979 & 2025
# of Buildings	5
# of Tenants	33
Parking Stalls	+/- 660
Zoning	General Commercial (CG) Medium Scale Residential (RM h16)
Year 1 In-Place NOI	\$2,507,779
Financing	Treat as Clear Title
Price Guidance	Contact Listing Agents



Contact

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