

FOR LEASE ELITE CENTRE - PLAZA 97

12703 97 STREET NW, EDMONTON, AB



6,108 SF & 8,240 SF AVAILABLE

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

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 **CUSHMAN & WAKEFIELD**
Edmonton

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PROPERTY HIGHLIGHTS

- High-exposure Fully Fitted standalone restaurant opportunity strategically located along 97th Street.
- Standalone building with drive thru opportunity.
- 97th Street sees over 46,000 vehicles per day!
- Area retailers include, Starbucks, Subway, Circle K, Alberta Honda, Fusion Doughnuts and others!
- High-exposure signage opportunities available.
- Ample on site parking.
- Over 74,000 residents within a 3km radius.
- Site has multiple access points.
- (DC2) General Business Zoning allows for a wide variety of uses.



PROPERTY PHOTO



AREA DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	7,292	74,063	240,620

	HOUSEHOLDS		
	1km	3km	5km
	2,896	28,295	96,445

	AVERAGE INCOME		
	1km	3km	5km
	\$96,345	\$98,171	\$101,355

PROPERTY DESCRIPTION

MUNICIPAL ADDRESS
12703 97 Street NW, Edmonton, AB

ZONING
(DC2) Site Specific Development Control Zoning

NEIGHBOURHOOD
Killarney

LEASE RATE
Market

ADDITIONAL RENT
\$19.77 (2026)



8,240 SF (WITH DRIVE-THRU)



PROPERTY PHOTOS

6,108 SF



AERIAL



VEHICLES PER DAY

46,526 on 97
Street in 2025



VEHICLES PER DAY

60,882 on Yellowhead
Trail in 2025



VEHICLES PER DAY

31,855 on 137 Avenue
in 2025



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SITE PLAN



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