FREESTANDING CORNER PROPERTY

12203 97 ST NW EDMONTON

FOR SALE OR LEASE

0.3 ACRES



CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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Brett Killips, B.COMM., CCIM
Partner
780 993 1676
brett.killips@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton

// PROPERTY DETAILS

MUNICIPAL ADDRESS	12203 97 ST NW, EDMONTON, AB
LEGAL DESCRIPTION	PLAN 705AH BLK 25 LOT 2,3
ZONING	NEIGHBOURHOOD COMMERCIAL (CN)
BUILDING SIZE	± 2,330 SF
LAND SIZE	0.3 ACRES
AVAILABILITY	IMMEDIATE
LEASE RATE	MARKET



// PROPERTY HIGHLIGHTS

- Prominent location along 97 Street at 122 Avenue, offering excellent visibility and convenient access to Yellowhead Trail and 118 Avenue.
- Freestanding retail building with a prominent storefront glazing and ample opportunities for building signage.
- Dedicated surface parking directly in front of the building, providing convenient access for customers.
- Situated within a well established residential area, with nearby amenities and major destinations including NAIT, Kingsway Mall and Royal Alexandra Hospital.

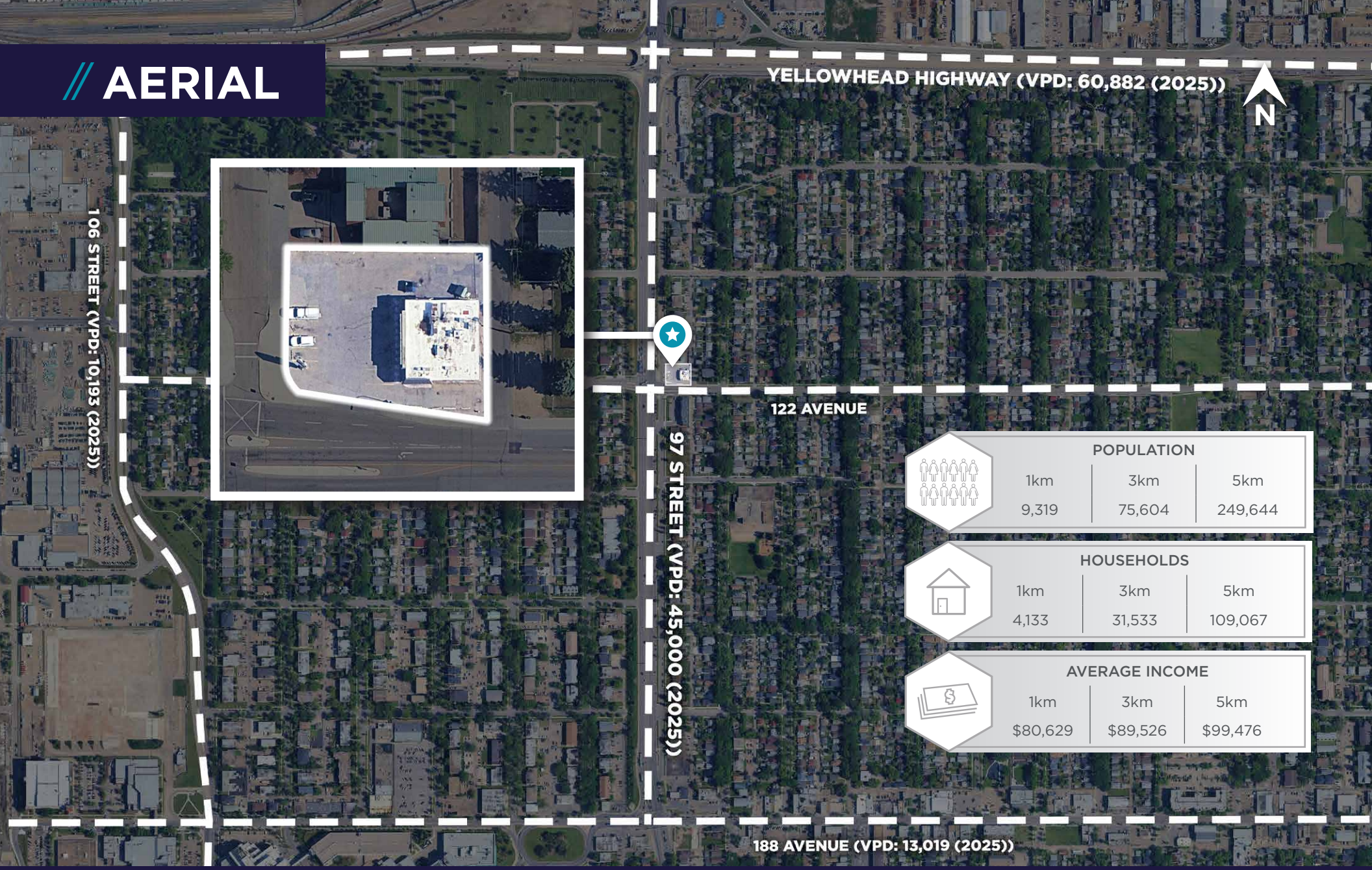
// PROPERTY PHOTOS







// AERIAL



POPULATION	1km	3km	5km
	9,319	75,604	249,644

HOUSEHOLDS	1km	3km	5km
	4,133	31,533	109,067

AVERAGE INCOME	1km	3km	5km
	$80,629	$89,526	$99,476

CONTACT

Brett Killips, B.COMM., CCIM
Partner
780 993 1676
brett.killips@cwedm.com

Cody Miner, B.COMM.
Associate
403 877 9431
cody.miner@cwedm.com

Robin Chan
Associate
780 617 2426
robin.chan@cwedm.com

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