

FOR LEASE



**NORTH
DISTRICT**
PRIME RETAIL SPACE
1,573 SF



**SUBJECT
SPACE**

#1

ANOTHER QUALITY DEVELOPMENT BY



BUILDING 1
1,573 SF AVAILABLE

12824 - 97 STREET
EDMONTON, ALBERTA

OPEN CONCEPT
RETAIL/SHOWROOM

PROPERTY HIGHLIGHTS



Space #1, 12824 - 97 Street: 1,573 sq.ft. built out as open showroom/retail concept



Join Circle K and other prominent retailers in an exciting redevelopment that will serve as a retail gateway to the north side of Edmonton



Ability to customize and demise space



Excellent access with multiple access/egress points and exposure along 97 Street with 44,900± VPD

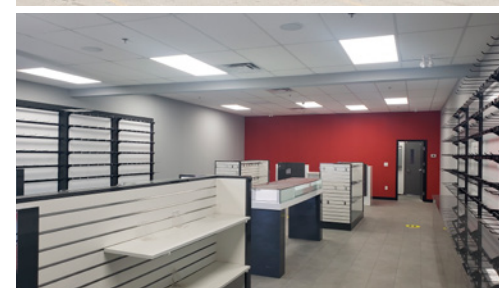


Extended sidewalk platform ideal for loading, product staging or outdoor patios

Vince Caputo MBA, SIOR

Partner

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97 ST & 128 AVENUE
EDMONTON, ALBERTA

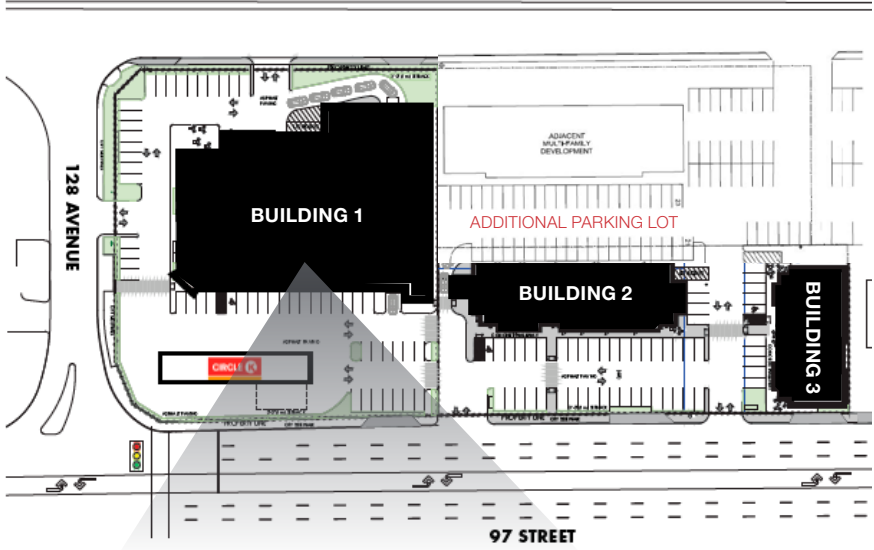
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NORTH DISTRICT

ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 2560KS, Block 11, Lot 1 Plan 1921944, Block 11, Lot 3A
SIZE	Space #1: 1,573 sq.ft. Space #2: 5,608 sq.ft. with ability to demise further LEASED
BASIC RENT	Space #1: \$35/sq.ft./annum
OPERATING COSTS	\$10.95/sq.ft./annum (2023 estimate) Includes property taxes, building insurance, common area maintenance and management fees
ZONING	Mixed Use (MU)
SIGNAGE	Fascia and pylon (\$150/mo)
LOADING	Space #1: Rear corridor loading
TI ALLOWANCE	Negotiable
UNIQUE FEATURES	Abundant site parking Extended sidewalk platform ideal for loading, product staging or outdoor patios



BUILDING 1



INTERIOR



BUILDING 2



BUILDING 3

6989-A VC24

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97 ST & 128 AVENUE
EDMONTON, ALBERTA

FOR LEASE

NORTH DISTRICT



44,900
VEHICLES PER
DAY ON 97
STREET AND 128
AVENUE



222,052
POPULATION
IN AREA



13.07%
POPULATION
GROWTH
2020-2025



77,405
EMPLOYEES
IN AREA



7,364
BUSINESSES
IN AREA



BUILDING 1



BUILDING 2

IDEAL FOR:



RESTAURANT



MEDICAL USE



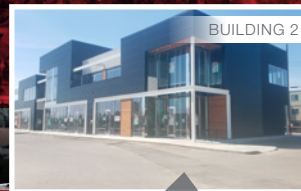
BEAUTY SALON



NORTH DISTRICT



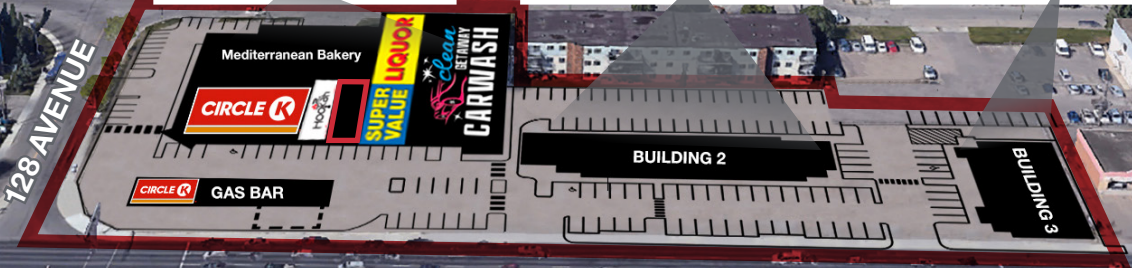
BUILDING 1



BUILDING 2



BUILDING 3



97 STREET

COMMUTE TO
DOWNTOWN



10 MINS



20 MINS



19 MINS

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