

FOR LEASE: 970 SF



CLEARWATER PLAZA

15349 – 97 Street, Edmonton, AB

PROPERTY HIGHLIGHTS

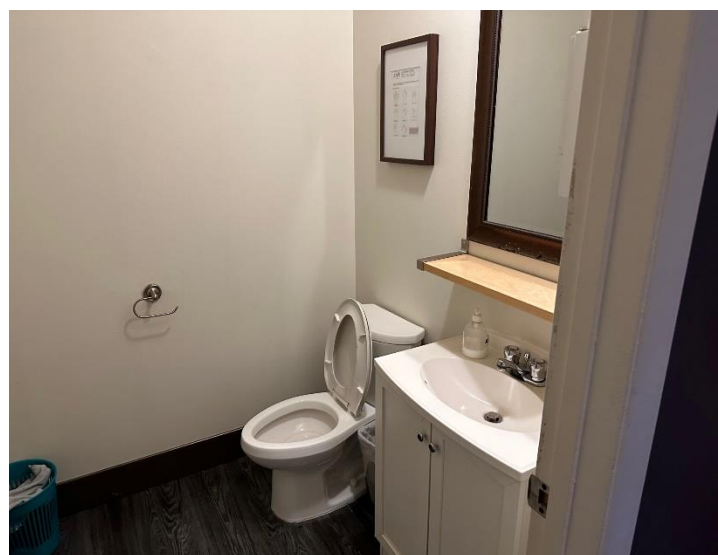
- Main floor space (970 sf) available immediately
- Acceptable uses include food, retail, personal, professional, health or medical services
- Space is currently developed as a tanning salon
- Exposure to over 46,000 vehicles per day
- Easy access with ample on site parking
- Great visibility and signage opportunities
- Positioned in a vibrant residential community with significant retail and leisure amenities

**Morningside
Management**

780 • 994 • 2750
gur@shaw.ca

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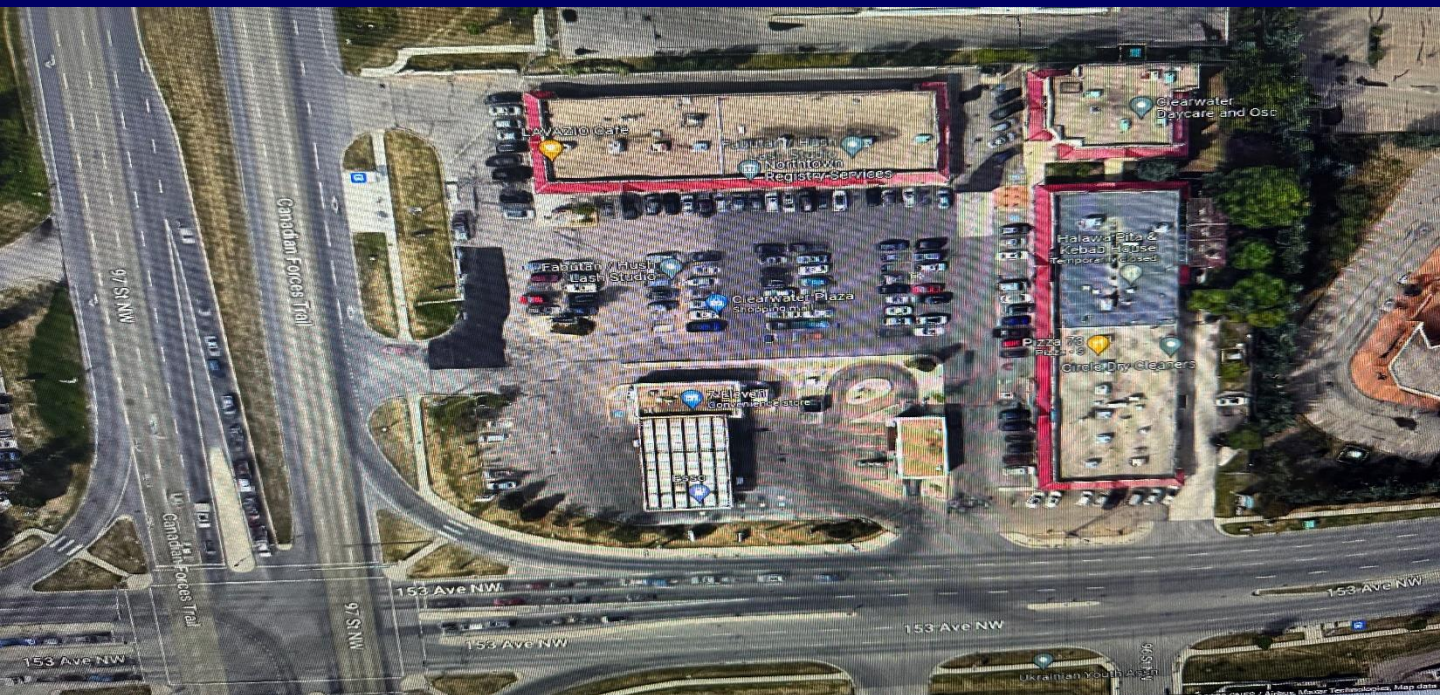
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PROPERTY INFORMATION

MUNICIPAL ADDRESS:	15349 – 97 Street, Edmonton, AB
LEGAL DESCRIPTION:	Plan 1420713, Block 90, Lot 2
SIZE:	1,425 sf
ZONING:	DC2 (Site Specific Development Control)
PARKING:	130 parking stalls
POSSESSION:	Immediate
LEASE RATE:	Market
OPERATING COSTS:	\$12.23 psf (2023 est.)

ADDITIONAL INFORMATION

- Join Pizza 73, Northtown Registry, Eye Masters, Lavazio Cafe and Medical Clinics
- Established neighborhood with daytime population of over 55,000



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