



**FOR SALE/LEASE
STARTING AT \$535/SF**

RETAIL BAYS & OFFICE SPACES

5008 97 Street NW, Edmonton, Alberta

**PRIME OPPORTUNITY IN A BRAND-NEW COMMERCIAL RETAIL CENTER
IN SOUTH CENTRAL EDMONTON.**

HIGH-EXPOSURE CONDOS FOR RETAIL, SERVICE, AND OFFICE USE.

Corner exposure, access from 51 Avenue and 97 Street.

With access to Whitemud Drive, Highway 2, Calgary Trail, Gateway Blvd.

KEY FEATURES



28,282 sqft. main building + 1750 sqft. drive-thru



86 surface parking spaces including 6 EV charging stations



Retail units starting at 1,200 sq. ft. and up



2 access points

PRE-SELLING NOW!

*Join this high-growth community and
secure your space today!*

RE/MAX
COMMERCIAL[®]
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

**WARD
EDGE**
Building Futures Together

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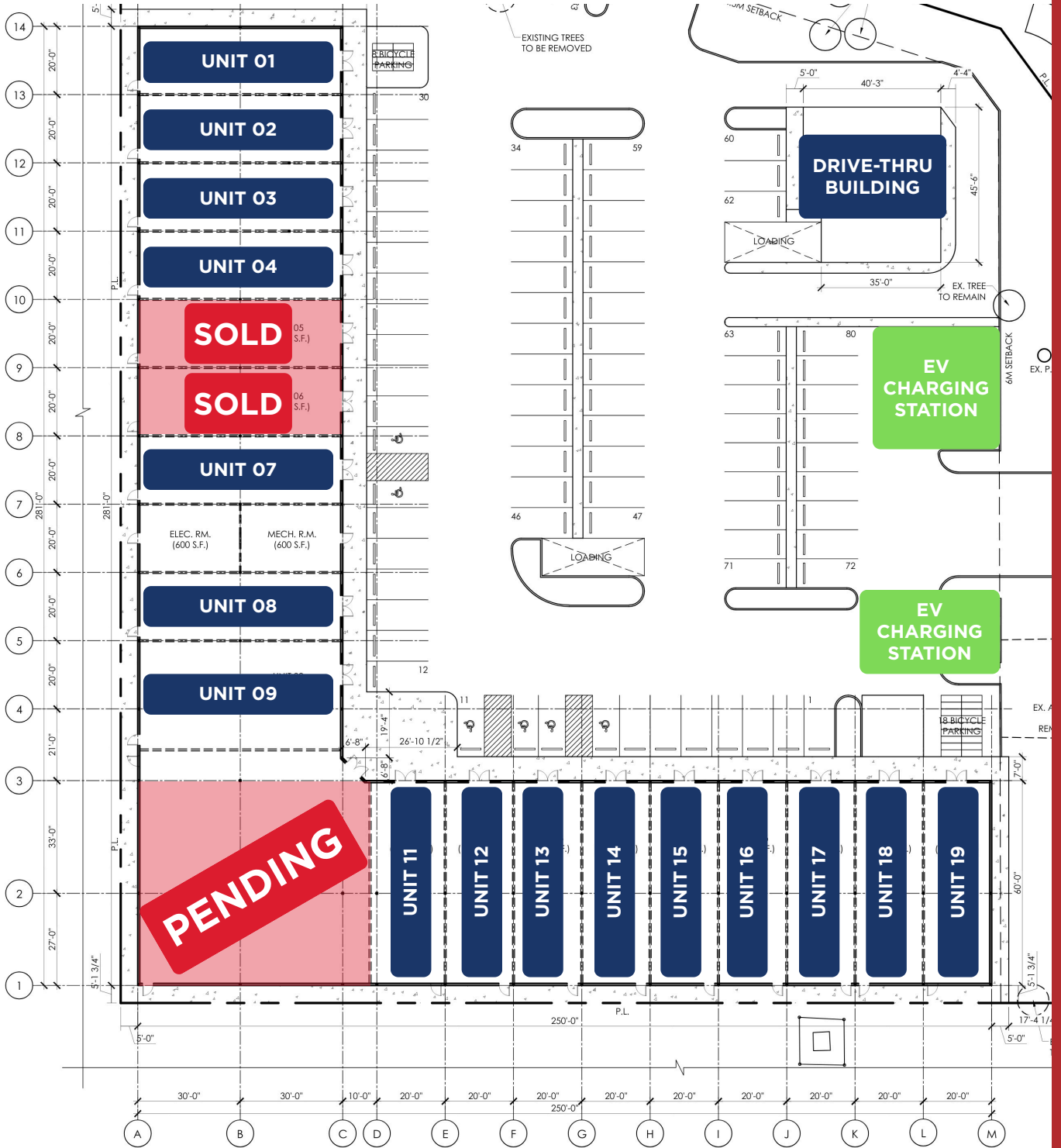
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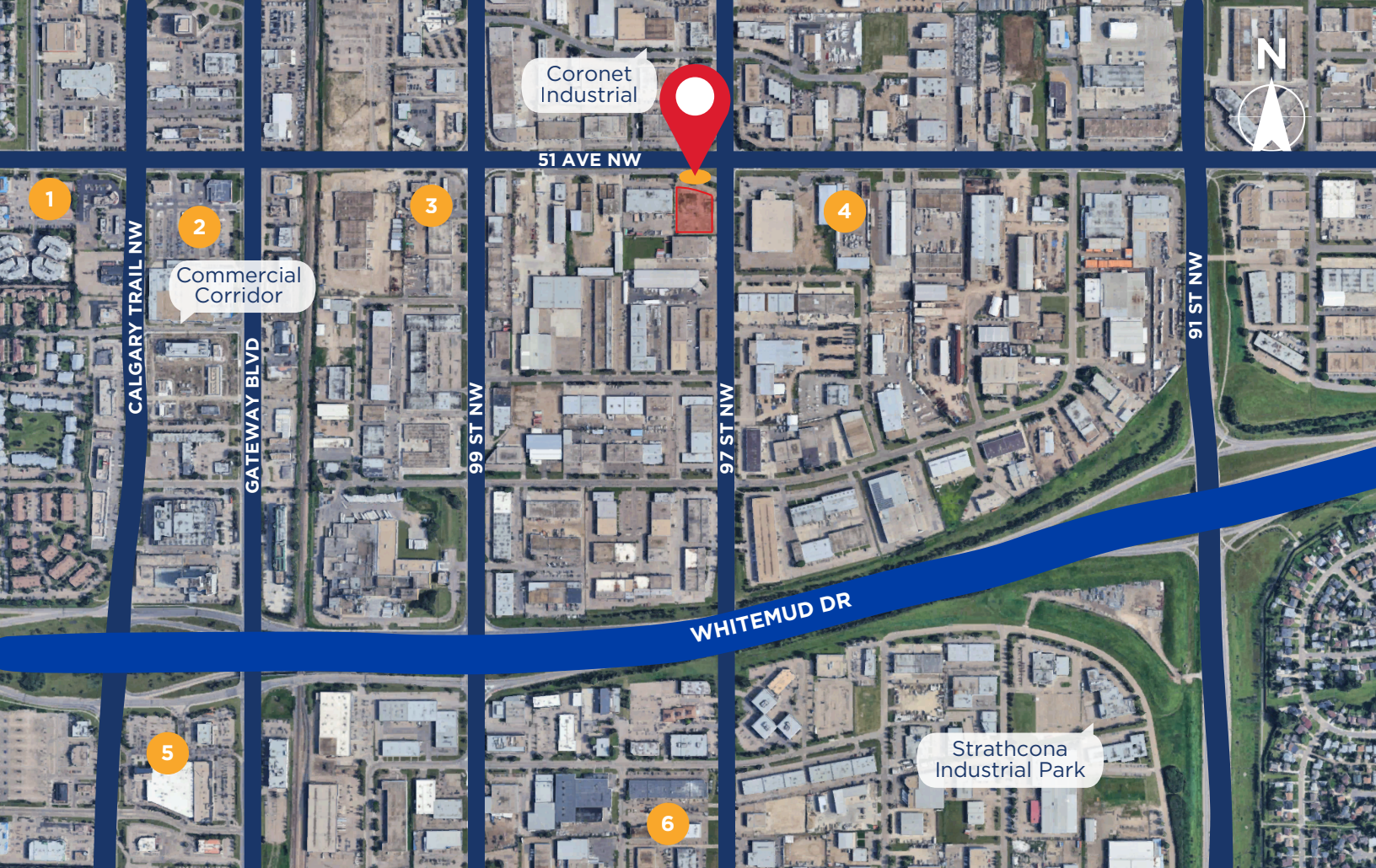
SITE PLAN



51 Ave. NW

97 St. NW





BUSINESS EMPLOYMENT (BE) ZONING

Ideal for, Retail, Food, Medical, Office, Professional Services, Fitness, Daycare

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DEMOGRAPHICS

5008 97 Street NW, Edmonton, Alberta

POPULATION
5 KM Radius
161,042 (2018)

HOUSEHOLDS
5KM Radius
70,535 (2018)

VEHICLES PER DAY
(2023)

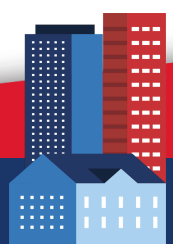
51 Ave	18,810
97 St	8,250

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