

FOR SALE

2 UNITS LEFT!

SEEKING



MEDICAL



GENERAL PROFESSIONAL USES



North District - Building II

97 STREET & 128 AVENUE, EDMONTON AB

UNITS STARTING FROM
\$250 PSF

NEW DEVELOPER
"MUST SELL"
PRICING



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

VINCE CAPUTO

Partner

780 436 7624

vcaputo@naiedmonton.com

ANOTHER QUALITY DEVELOPMENT BY

ICM | ASSET
MANAGEMENT

Beljan

NAI Commercial

Property Highlights



Unique Owner/User & Leasing Opportunities with unit sizes ranging from 1,367 sq.ft.±



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



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



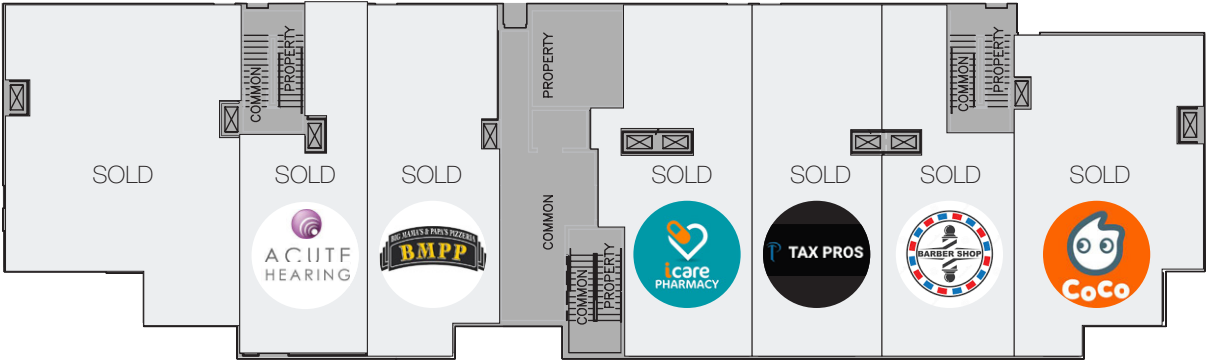
Various opportunities for professional services, health and medical businesses

ADDITIONAL INFORMATION

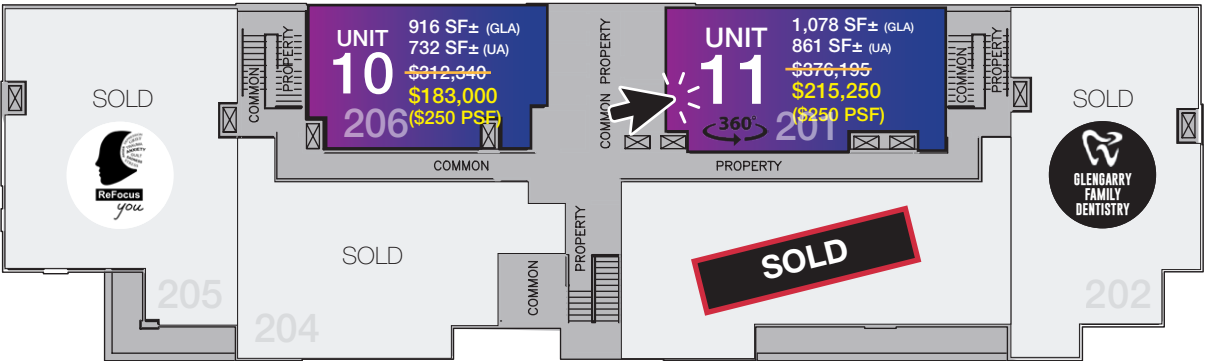
LEGAL DESCRIPTION	Plan 2221739 Unit 10 & 11
ZONING	Mixed Use (MU)
PARKING	115 stalls
SIGNAGE	Fascia and pylon (\$150/mo)



MAIN FLOOR



2ND FLOOR



CONDO FEES	UNIT 10	UNIT 11
	\$424.38/month	\$499.74/month
PROPERTY TAXES (2026)	UNIT 10	UNIT 11
	\$7,579.96	\$8,794.51



 223,318
POPULATION

2026 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

 84,150
EMPLOYEES

 6,652
BUSINESSES

 \$5.87B
TOTAL CONSUMER
SPENDING

 \$83,036
AVERAGE HOUSEHOLD
INCOME

 44,900 VPD
97 STREET

