

FOR SALE

NORTHGATE PROFESSIONAL BUILDING

12940 - 97 Street NW, Edmonton, AB

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REMAX
COMMERCIAL
Excel

Each office is independently owned and operated.



THE OPPORTUNITY

REMAX Commercial Excel is pleased to present the exclusive sale of the Northgate Professional Building, a fully tenanted two-storey mixed-use asset positioned on Edmonton's 97 Street NW arterial corridor.

The property delivers a stabilized rent roll anchored by an investment-grade pharmacy and medical clinic, complemented by a diversified mix of established retail and professional office tenants



| ASSET SNAPSHOT | |
|----------------------------|---|
| Total Building Area | 10,836 SF Rentable area, two storeys. |
| Occupancy | 92.8% 9 of 10 suites leased. |
| Anchor Lease | 10 Years Pharmacy and medical clinic until 2036. |
| Tenancies | 8 Tenants Retail + professional office mix. |
| Frontage | 97 Street NW A major north-south arterial. |
| Available Unit | 778 SF Lease-ready second-floor suite. |

INVESTMENT HIGHLIGHTS

A complete Confidential Information Memorandum, including the detailed rent roll, financial underwriting, lease abstracts, capital expenditure summary, and operating data, is available to qualified investors upon execution of a Confidentiality Agreement.

Contact Dale and Humaira for more information.



LONG-TERM ANCHOR

10-year pharmacy & medical clinic lease commencing 2026, with five contractual rent escalations and two five-year market-rate renewal options.



CONTRACTUAL RENT ESCALATIONS

are substantially across all leases provide built-in NOI growth through hold period.



DIVERSIFIED INCOME STREAM

across healthcare, convenience, cannabis retail, professional services, and security.



A MAJOR NORTH-SOUTH ARTERIAL

located on Edmonton's 97 Street NW, this arterial connects downtown to the city's northern suburbs.



ESTABLISHED RETAIL NODE

With surrounding multi-family and single-family residential demand drivers.



PROFESSIONALLY MANAGED

Professionally managed by NADG (North American Development Group)



ONE VACANCY

778 SF second-floor suite offering immediate lease-up upside.



AERIAL VIEW



North elevation with full retail signage band and surface parking field along 97 Street NW

ANCHOR CLINIC



Pharmacy & medical frontage.

SITE PLAN



Ground floor retail and second floor office layout.



Grishbach

132 AVE

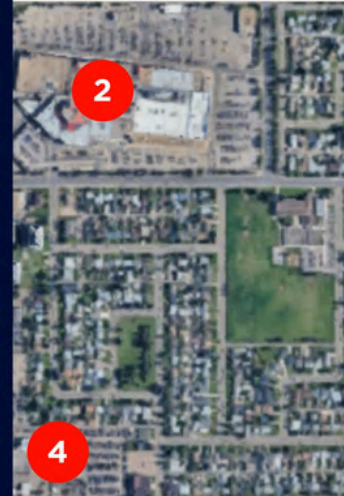


1
Northgate
Transit Center



Rosslyn

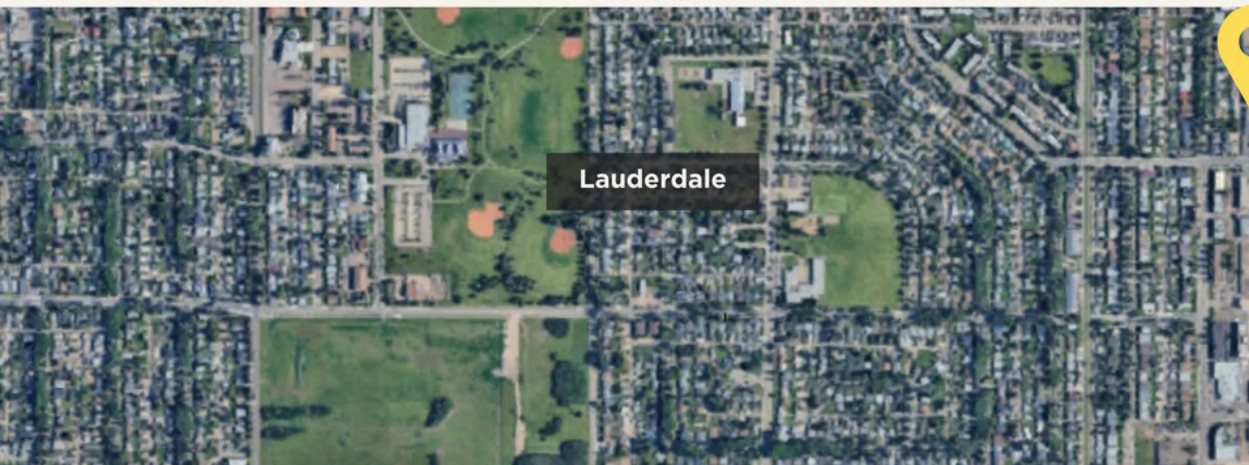
132 AVE



2

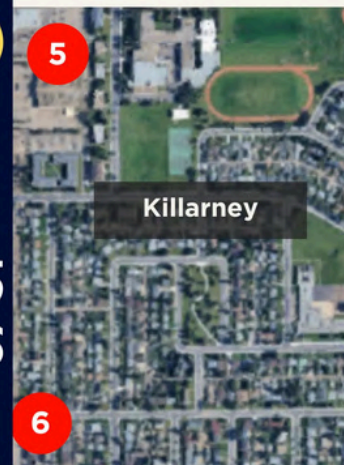
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3



Lauderdale

127 AVE



5

Killarney

6

97 ST



YELLOWHEAD HWY



AREA AND LOCATION

12940 & 1290 - 97 Street, Edmonton, AB

Positioned along a prominent stretch of 97 Street NW, this property offers exceptional exposure, strong frontage, and high-visibility signage opportunities in one of north Edmonton's busiest commercial corridors.

Surrounded by mature residential neighbourhoods and steady commuter traffic, the site benefits from a consistent customer base and strong day-to-day activity.

Its location provides direct access to Downtown Edmonton, Yellowhead Trail, and key arterial routes, supporting a wide range of retail, medical, and service-oriented uses.

This is a well-located opportunity within a proven corridor. It is an ideal spot for tenants seeking visibility, accessibility, and long-term growth potential.

Northmount

Glengarry

1 **Northgate**
CENTRE

2 **NORTH TOWN** Strip Mall
Shopping Center

3 **Scotiabank**

4 
CHEVROLET

5 **TOYS R US**

6 **THE CANADIAN**
BREWHOUSE

NEIGHBOURHOOD DEMAND DRIVERS

- **Residential:** Mature surrounding neighbourhoods
- **Healthcare:** Pharmacy & Clinic Anchor
- **Daily-Needs:** Convenience & Services
- **Transit:** ETS Bus stop at frontage
- **Parking:** On-site surface lot
- **Visibility:** Pylon & Fascia signage

ACCESS POINTS

5 MIN

Drive to Northgate Centre

5 MIN

Drive to North Town Centre

3 MIN

Drive to Yellowhead Trail:

The Northgate Professional Building benefits from a balanced tenant roster that combines essential-service retail, healthcare, and professional office uses – the categories that have consistently demonstrated the strongest durability through cycles.

No single non-anchor tenant exceeds approximately eleven percent of the building’s leased area, and contractual escalations are embedded across substantially the entire rent roll.

CURRENT TENANT ROSTER

| TENANT | USE | SUITE | AREA (SF) | LEASE EXPIRY | RENEWAL OPTIONS |
|--|---------------------|-----------|-----------|--------------|-------------------|
| Procure Pharmacy & Medical Clinic | Retail anchor | 12940A | 3,331 | Jan 2036 | 2 × 5 yr (market) |
| 7 Oceans Convenience Store | Retail | 12948 | 1,134 | Jul 2030 | 1 × 5 yr (market) |
| Pop’s Cannabis | Cannabis retail | 12950 | 1,200 | Sep 2030 | 1 × 5 yr (market) |
| Handis Inc. | Engineering office | 200 & 201 | 2,055 | Jul 2028 | none |
| K9 Fortress Security Inc. | Office | 200-D | 173 | Mar 2030 | none |
| Bee & Beauté Laser Skincare | Personal services | 202 | 1,017 | Feb 2031 | none |
| Osman Contracting Ltd. | Office | 203 | 828 | Jan 2028 | none |
| Harmony Accounting & Tax | Professional office | 204 | 320 | Aug 2027 | 1 × 3 yr (market) |
| Available – second floor suite | office | 200-C | 778 | Lease-ready | n/a |

BUILDING TOTAL

Area: 10,836 SF | 92.8% Occupied

The roster is led by Procure Pharmacy & Medical Clinic on a 10-year anchor lease running to 2036, providing the income foundation through the next investment cycle. The remaining suites are spread across daily-needs retail (convenience and cannabis)

and professional office uses (engineering, accounting, contracting, security, and personal services), producing a tenant mix that has historically shown strong durability through both expansion and downturn periods.

ESTABLISHED TRADE AREA, LONG-TERM DEMAND

The asset is located on 97 Street NW, one of Edmonton's most heavily-travelled north-south arterials, which carries commuter and commercial traffic between downtown Edmonton, the city's mature northern residential neighbourhoods, and CFB Edmonton.

The immediate trade area is anchored by long-established residential districts surrounding Northgate and is characterized by a stable working-population base and consistent daily-needs retail demand.

Direct arterial frontage and on-site surface parking provide high-visibility customer access for the ground-floor retail tenancies. The surrounding node features a complementary mix of multi-family residential, established single-family homes, schools, and community retail – all of which drive consistent foot traffic to anchor uses such as pharmacy, medical, and convenience.

| 97 ST NW | DOWNTOWN | CFB EDMONTON |
|-------------------------|-------------------------|-----------------------------|
| Major Arterial Frontage | Direct connection south | Connection north via Hwy 28 |

WHY HOLD ON LONG-TERM?

The combination of an arterial location, a healthcare-anchored ground floor, and a diversified upstairs office mix creates the structural conditions for durable income through real-estate cycles. Healthcare and convenience are among the most recession-resilient retail categories.

Built-in contractual escalations across substantially every lease drive organic NOI growth without reliance on lease-up risk, and the single available second-floor suite provides incremental upside for an incoming purchaser.





CONTACT

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