

12455 97 ST, EDMONTON AB



Prime exposure Corner Retail Unit

FOR  
LEASE

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## PROPERTY HIGHLIGHTS

### ► Highly accessible retail building in the heart of Edmonton

- The 12455 97 Street Plaza offers prime retail space for lease. The space provides direct exposure onto 97 Street and Yellowhead Trail. Available surface parking. Existing tenants include a restaurant, cannabis store, liquor store, and an optometrist.
- Prime exposure to 97th Street with a daily traffic count of 52,300 vehicles per day (2016 City of Edmonton)



52 300 vehicles/day  
97St  
81 000 vehicles/day  
Yellowhead Trail  
(City of Edmonton)



On site  
Paved  
parking stalls



Direct exposure to  
97St & Yellowhead Trail

## PROPERTY DETAILS

Municipal Address	12455 97 Street, EDMONTON AB
Legal Description	Lot A, Block 11, Plan 5701HW
Zoning	CSC
Floor Space	2342 Sq.Ft
Op Costs	\$10.00 Sq.Ft
Lease Rate	\$22.00 Sq.Ft
Possession	Immediate

# PHOTOGRAPHS



# AREA



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