

FOR LEASE

NORTH DISTRICT - BUILDING 2



NORTH DISTRICT

NAI Commercial

RATE REDUCED!



PRIME END CAP UNIT IMMEDIATE OCCUPANCY

ANOTHER QUALITY DEVELOPMENT BY



12844 - 97 STREET | EDMONTON, AB | RETAIL/OFFICE

PROPERTY HIGHLIGHTS

- Readily customizable 1,539 sq.ft.± cap end unit
- 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
- Main floor can accommodate various opportunities for grocery, restaurants, cafés, furniture, professional services, health and medical businesses

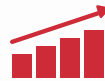
VINCE CAPUTO MBA, SIOR  
Partner  
780 436 7624  
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39,400 VPD  
97 STREET & 128 AVENUE  
(2020 CITY OF EDMONTON)



227,566  
DAYTIME POPULATION



2.7%  
ANNUAL GROWTH 2022 - 2032



79,653 EMPLOYEES  
6,129 BUSINESSES



\$7.76B  
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



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



780 436 7410

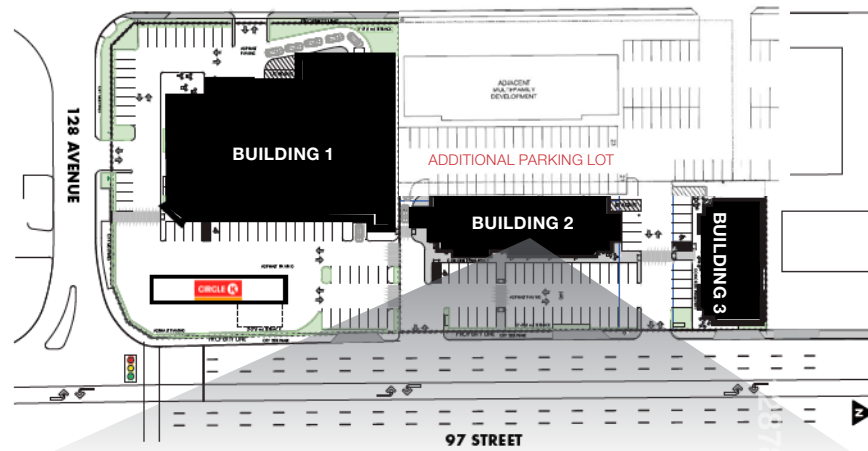


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**ADDITIONAL INFORMATION**

LEGAL DESCRIPTION	Condo Plan 2221739 Unit 1
NET LEASE RATE	\$35.00/sq.ft./annum Reduced to \$30.00/sq.ft./annum
OPERATING COSTS	\$11.00/sq.ft./annum (2023 estimate) Includes property taxes, building insurance, common area maintenance and management fees
ZONING	Mixed Use (MU)
PARKING	115 stalls
SIGNAGE	Fascia and pylon (\$150/mo)
TI ALLOWANCE	Negotiable



**BUILDING 2 - AVAILABLE**  
MAIN FLOOR - NET LEASE RATES \$35 PSF



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CURRENT BUSINESSES

AT NORTH DISTRICT

- REFOCUS YOU PSYCHOLOGICAL SERVICES
- GLENGARRY FAMILY DENTAL
- ACUTE HEARING CLINIC
- FUZION DONUTS
- COSMETIC MEDICAL CLINIC
- BIG MAMA'S & PAPA'S PIZZERIA
- ICARE PHARMACY
- TAXPROS ACCOUNTING
- SALA BARBER SHOP
- COCO BUBBLE TEA

IDEAL FOR:



RESTAURANT



MEDICAL USE



BEAUTY SALON



NORTH DISTRICT



BUILDING 1



BUILDING 2



BUILDING 3



COMMUTE TO DOWNTOWN



10 MINS



20 MINS



19 MINS



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