

SEEKING MEDICAL, PHYSIOTHERAPY/CHIROPRACTIC, AND GENERAL PROFESSIONAL USES



LAST UNIT LEFT
1,367 SF±

UNIT 13

North District - Building II

97 STREET & 128 AVENUE, EDMONTON AB

NEW PRICING - IMMEDIATE OCCUPANCY

FOR SALE



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



780 436 7410



NAI EDMONTON.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

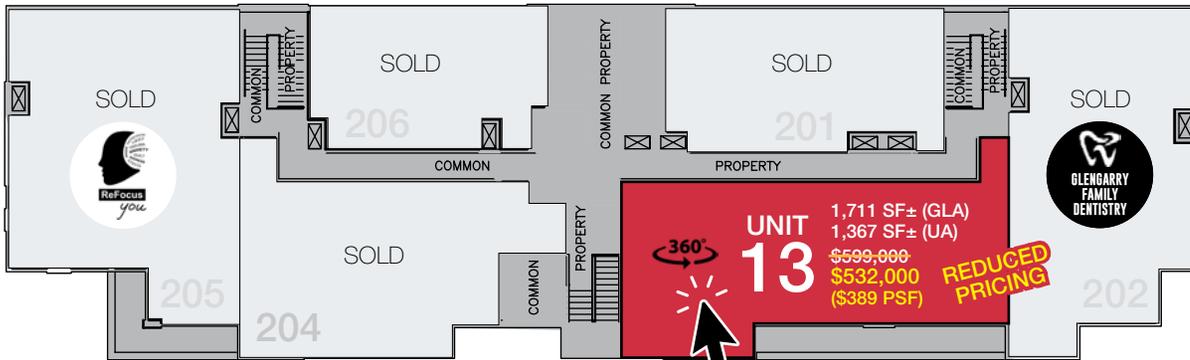
LEGAL DESCRIPTION	Plan 2221739 Unit 13
ZONING	Mixed Use (MU)
PARKING	115 stalls
SIGNAGE	Fascia and pylon (\$150/mo)



MAIN FLOOR



2ND FLOOR



CONDO FEES	UNIT 13
	\$793.10/month



 223,318
POPULATION

 84,150
EMPLOYEES

 6,652
BUSINESSES

 \$5.87B
TOTAL CONSUMER
SPENDING

 \$83,036
AVERAGE HOUSEHOLD
INCOME

 44,900 VPD
97 STREET

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

