

SEEKING MEDICAL, PHYSIOTHERAPY/CHIROPRACTIC, AND GENERAL PROFESSIONAL USES



# 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

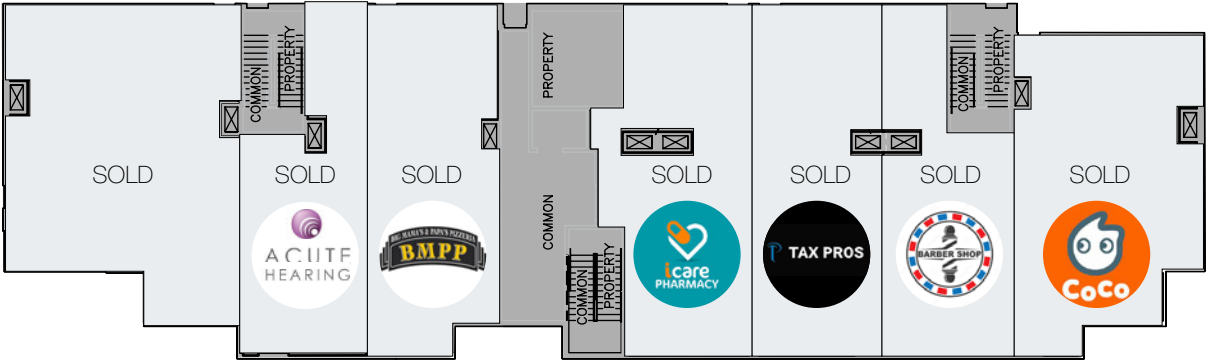
### ADDITIONAL INFORMATION

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

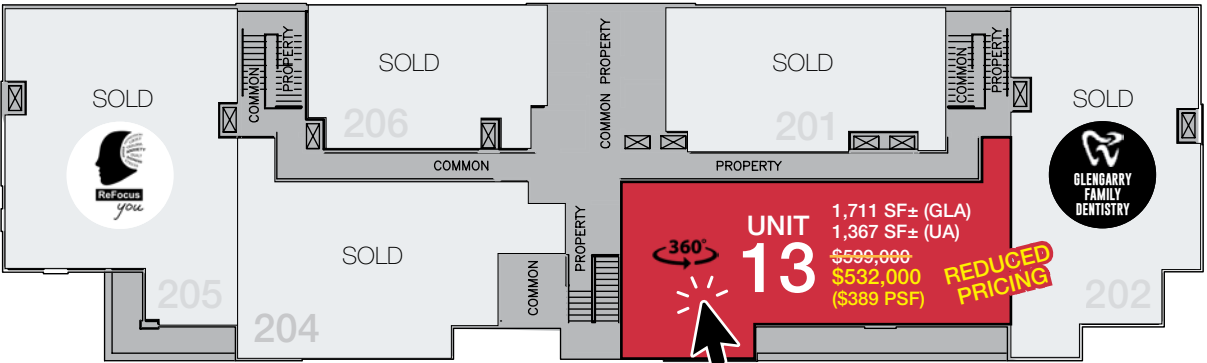




MAIN FLOOR



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

