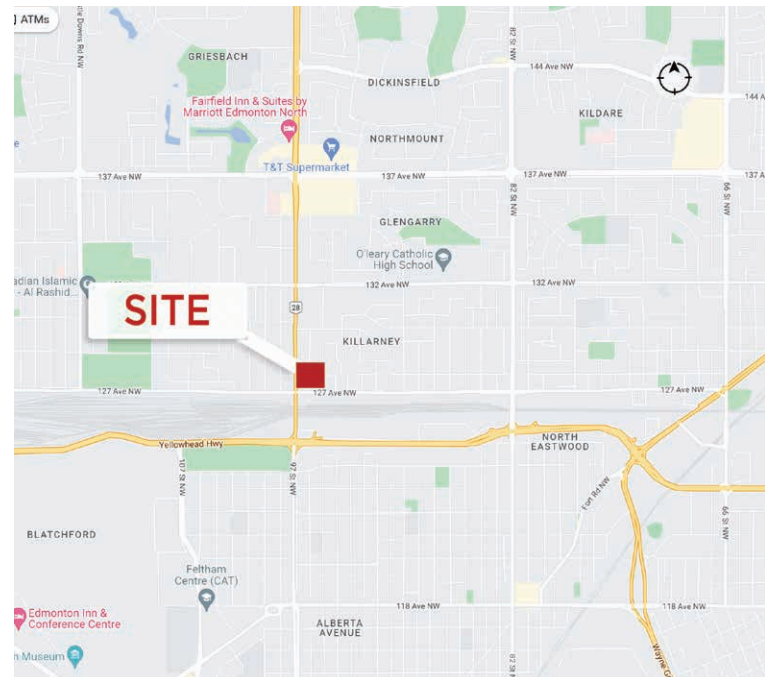




**2,450 SF Sublease Available Immediately!**

**Property Highlights**

- High exposure free-standing building
- Population 210,809 (3km)
- Population Growth: 10.1% (2016-2021) (3km)
- Median Household Income \$61,978 (3km)
- Median Age (3km): 38 years old
- Average Daily Traffic Counts: 47,900 VPD along 97th Street. 8,200 VPD Along 127th Ave (2018)



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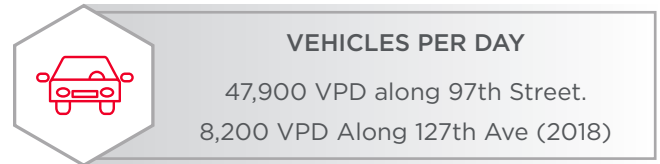
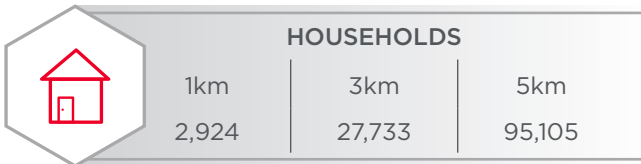
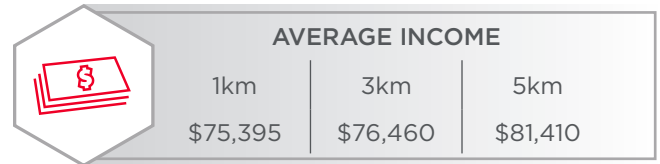
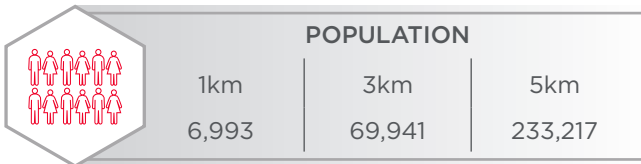


## Property Details

**Municipal Address:** 12727 - 97 Street  
**Legal Description:** Plan 1121591 Lot 1A Block 8  
**Zoning:** Site Specific Development Control (DC2)  
**Neighbourhood:** Killarney

**Building Size:** 2,450 SF  
**Availability:** Immediately  
**Lease Rate:** \$29.00 Per SF Net  
**Lease Expiration Date :** August 31, 2024

## Demographics



## Aerial Photo



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