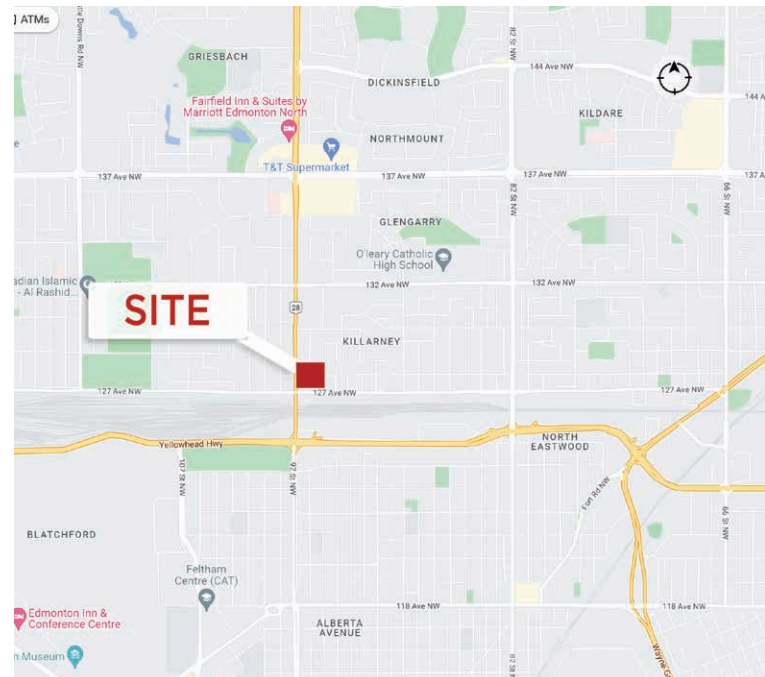




2,450 SF Sublease Available Immediately!

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)



Brett Killips
Partner
780 702 2948
brett.killips@cwedm.com

Jennifer Baker
Team Coordinator
780 720 7629
jennifer.baker@cwedm.com

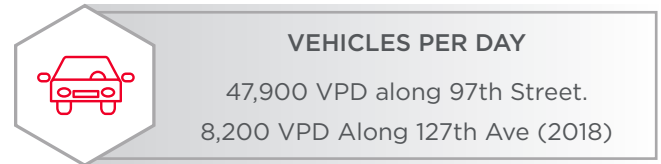
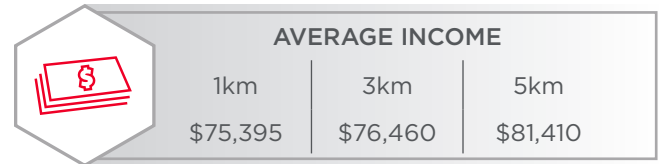
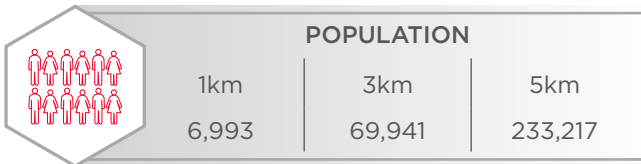
CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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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Partner
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brett.killips@cwedm.com

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