



HIGH PROFILE RETAIL OPPORTUNITY

4,508 SF Retail Bay (demising will be considered)

3,664 SF 2nd Floor Economical Office Space

Property Highlights

- Prime location at the key intersection of 97 Street and 135 Avenue
- In excess of 46,800 VPD pass the Rosslyn Shopping Centre along 97 Street and over 28,600 VPD pass along 137 Avenue
- Excellent exposure and access along 97 Street, including all directional access at the 135 Avenue controlled intersection
- Ample parking in front and rear
- Other retailers in the area include: Safeway, T&T Supermarket, Shoppers Drug Mart, Boston Pizza, Indigo Books and London Drugs
- Rosslyn Inn & Suites on site provides additional daily traffic
- Operating costs of \$15.22 per SF (2023 estimate)



David Cooney

Partner

780 917 8327

david.cooney@cwedm.com

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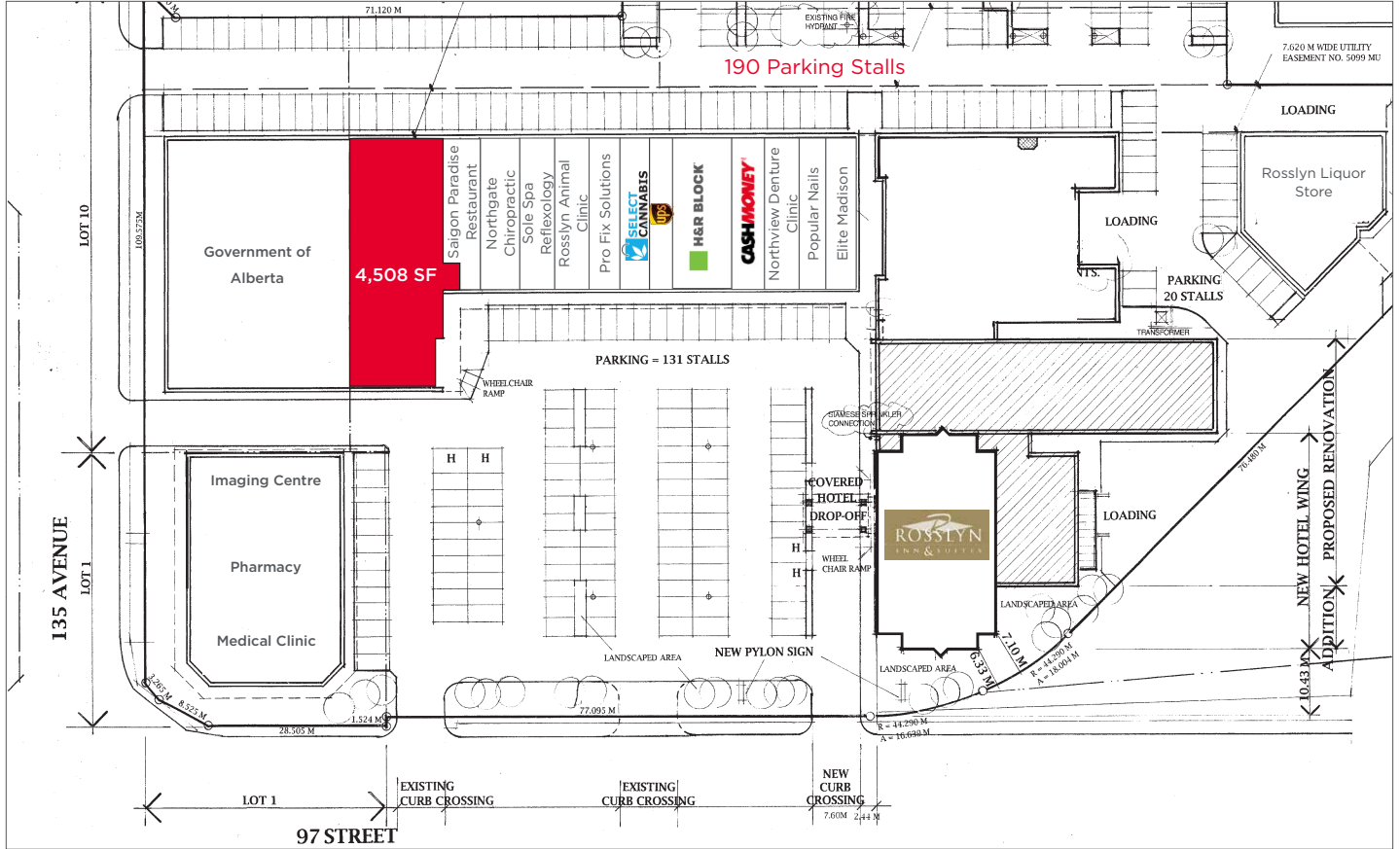
Suite 2700, TD Tower

10088 - 102 Avenue

Edmonton, AB T5J 2Z1

www.cwedm.com

Site Plan



Aerial



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