

FOR LEASE

PLAZA 97

12703 97 STREET NW, EDMONTON, AB

2,739 SF Drive-Thru Opportunity

Cushman & Wakefield Edmonton Suite 2700, TD Tower 10088 102 Avenue Edmonton, AB T5J 2Z1 cwedm.com

Devan Ramage Associate <u>780 702 9479</u> devan.ramage@cwedm.com john.sha

John Shamey Partner 780 702 8079 john.shamey@cwedm.com

AD

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. January 2, 2024

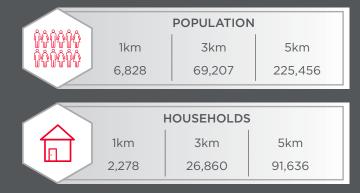
PROPERTY HIGHLIGHTS

- High-exposure drive-thru opportunity strategically located along 97th Street.
- 97th Street sees over 47,000 vehicles per day!
 - Come join Canadian Brewhouse, ATB Financial and Cash Canada.
- High-exposure signage opportunities available.
 - Over 6,828 residents within a 1km radius.
- Located less than 1km away from Meadowlark Public School, Edmonton West Zone Soccer Association, Ecole Notre Dame and many others.

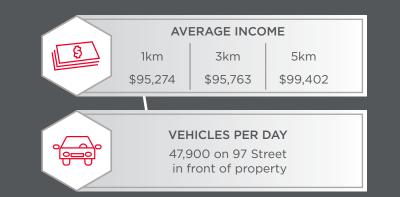
•

• (DC2) General Business Zoning allows for a wide variety of uses.

DEMOGRAPHICS



No. of the state



SITE

(B1,000 JAL

YELLOWHEAD TRAIL (75,700 VPD)

PROPERTY DETAILS

ZONING (DC2) Site Specific Development Control Zoning

> NEIGHBOURHOOD Killarney

> > LEASE RATE Market

ADDITIONAL RENT \$9.42 per SF (CAM) \$9.58 per SF (Property Tax)

\$19.00 Per SF (Total 2024 Est.)

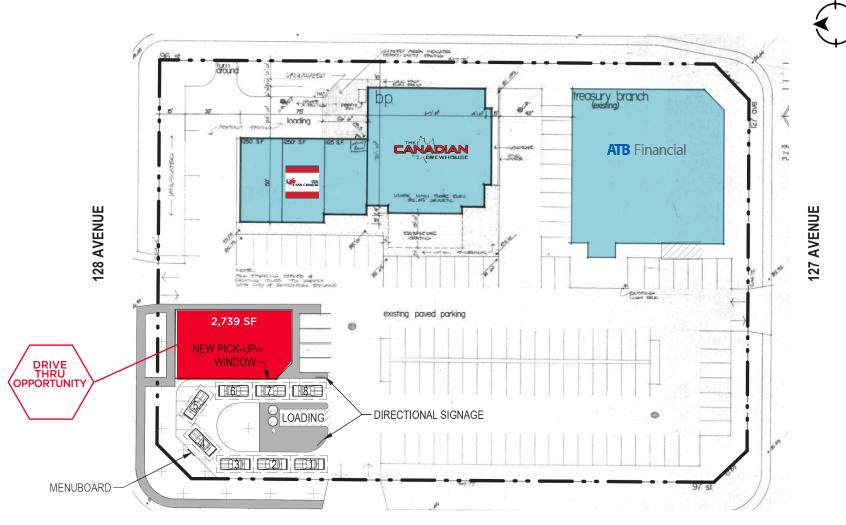








SITE PLAN



97 STREET (47,700 VPD)



Devan Ramage Associate 780 702 9479 devan.ramage@cwedm.com John Shamey Partner <u>780 702 8079</u> john.shamey@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. January 2, 2024