

FOR LEASE

PLAZA 97

12703 97 STREET NW,
EDMONTON, AB

2,739 SF Drive-Thru Opportunity

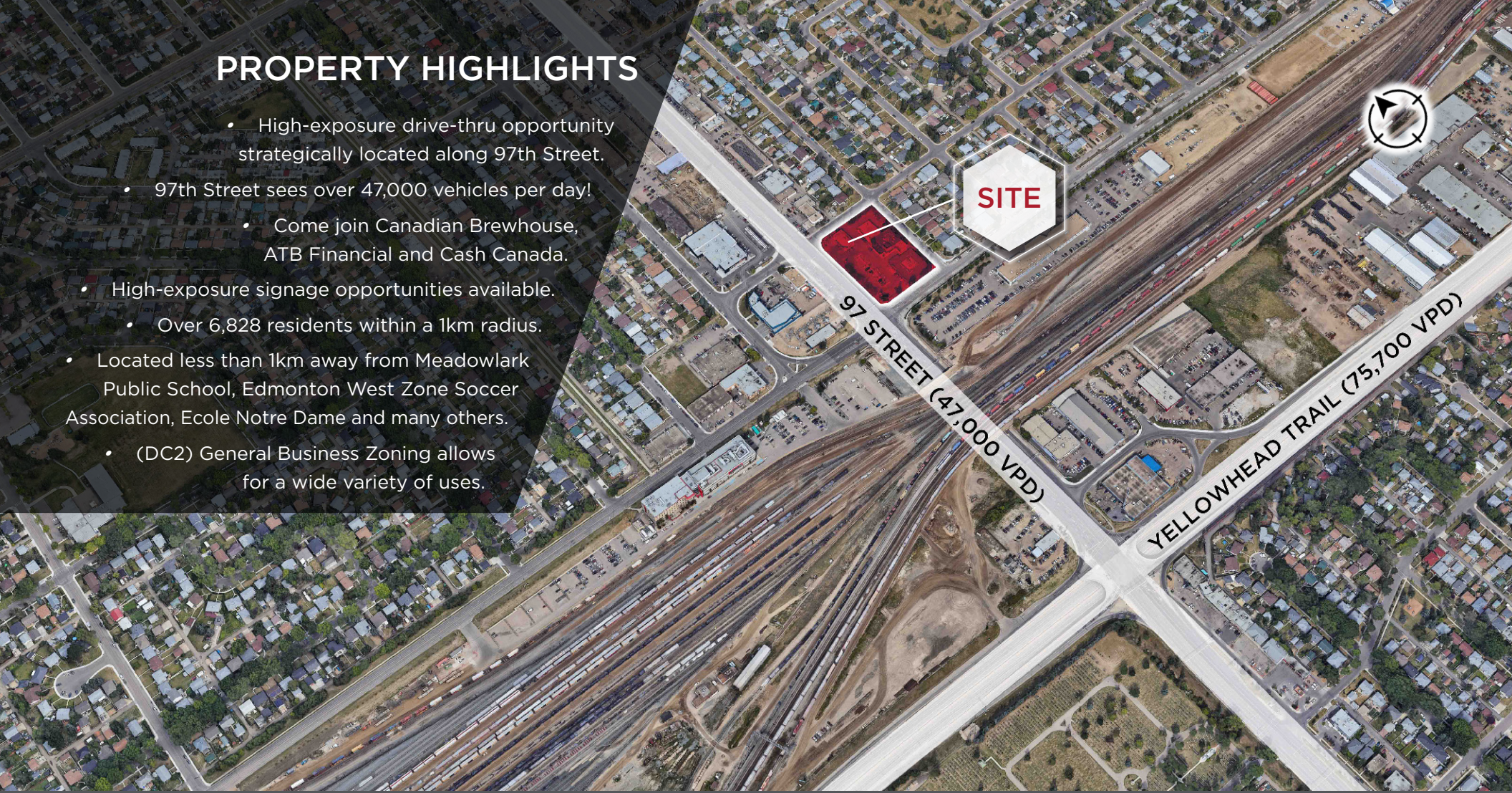
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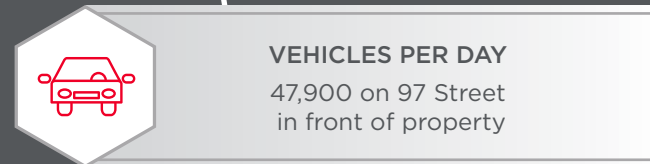
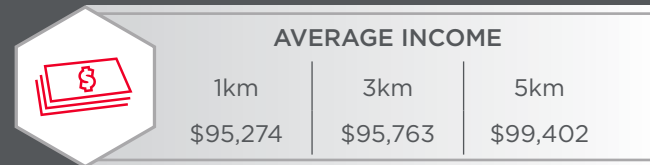
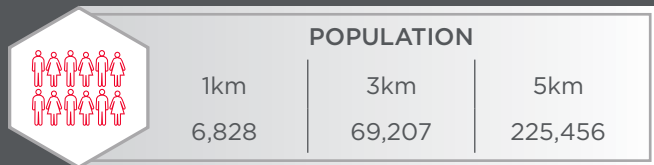
John Shamey
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PROPERTY HIGHLIGHTS

- 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



PROPERTY DETAILS

ZONING
(DC2) Site Specific Development
Control Zoning

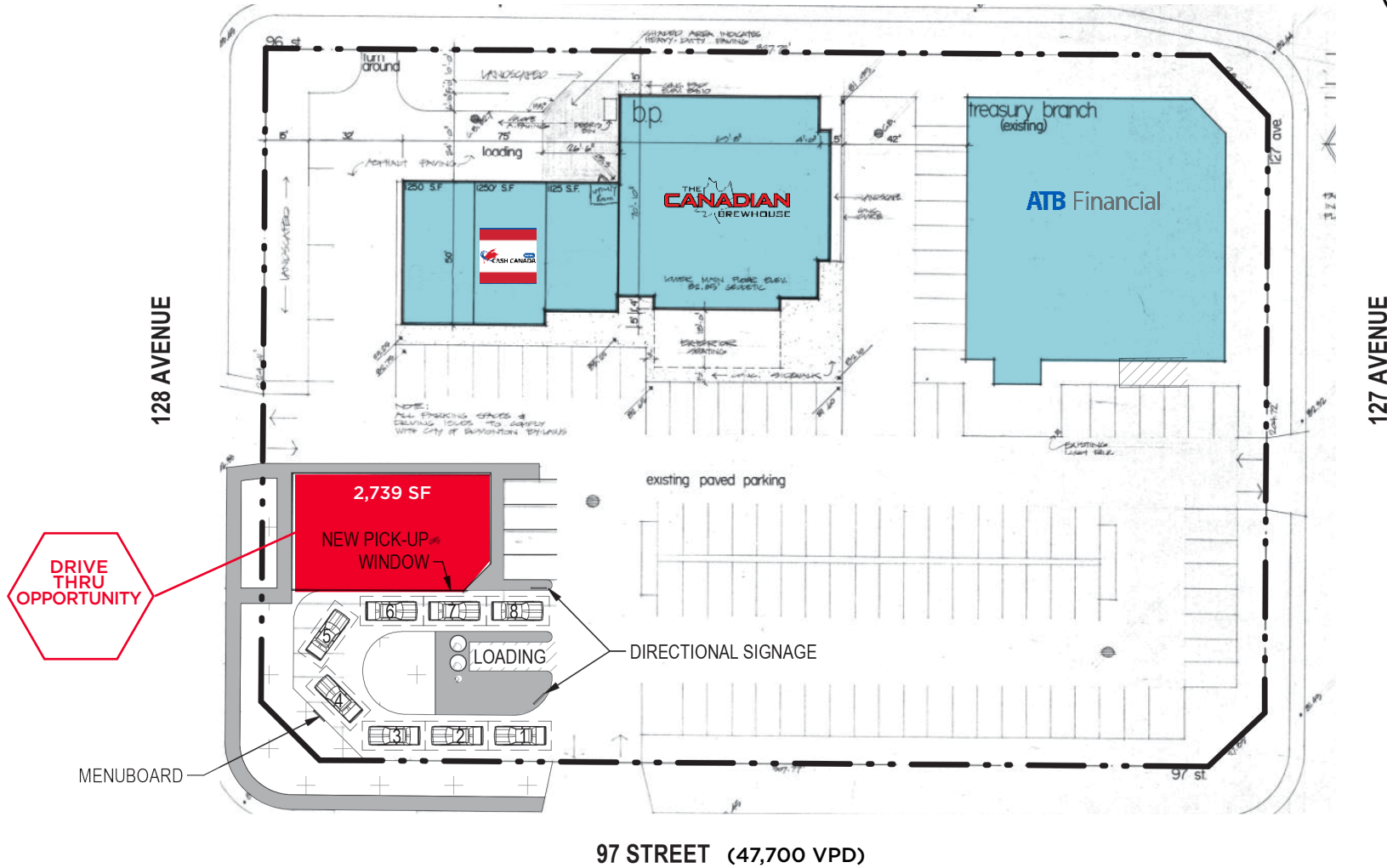
NEIGHBOURHOOD
Killarney

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



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