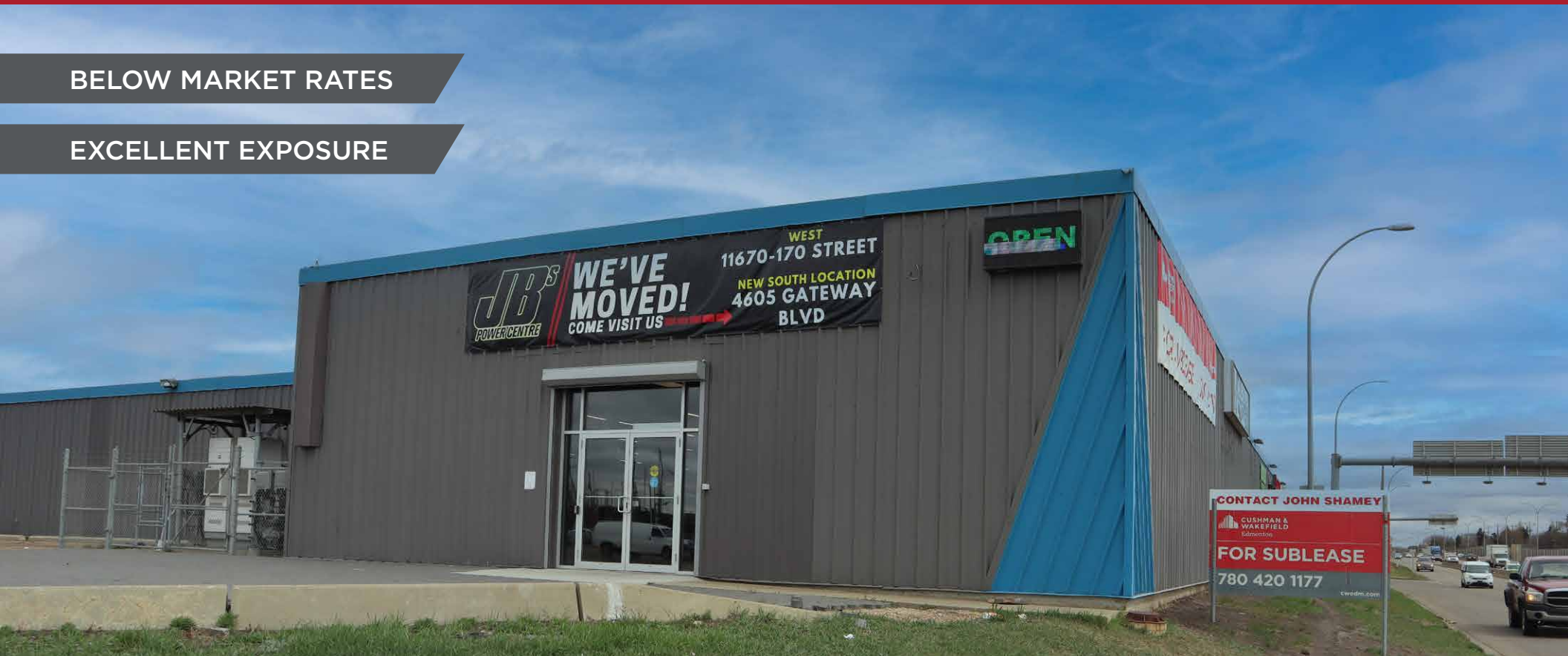


FOR SUBLEASE
FORMER JB'S
POWER CENTRE
12505 97 Street NW, Edmonton, AB



BELOW MARKET RATES

EXCELLENT EXPOSURE



CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
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THE OPPORTUNITY

Prime retail sublease opportunity boasting 13,437 SF of space along 97th Street. This exceptional offering comes with below market rental rates and additional rent, ensuring cost-effectiveness for prospective tenants. Situated for maximum visibility, the property enjoys excellent exposure to 97th Street and Yellowhead Trail, with a combined daily vehicle count of 122,500. The property also offers 5 overhead loading doors at grade for added amenity. This is the ideal location for retail businesses seeking a strategic location with high visibility and affordability.



127 AVENUE NW

97 STREET

ALBERTA
CYCLES

YELLOWHEAD TRAIL HIGHWAY



PROPERTY DETAILS

Municipal Address:	12505 97 St NW, Edmonton, AB
Zoning:	General Commercial
Parking Area:	18 Parking Stalls
Building Size:	13,437 SF
Ceiling Height:	13-15 Feet
Availability:	Immediately
Lease Rate:	\$7.75 per SF
Operating Costs:	\$4.50 per SF (Est. 2024)
Property Tax:	\$2.35 per SF (Est. 2024)
Lease Expiry:	July 31, 2030

DEMOGRAPHICS

POPULATION

1km	3km	5km
7,025	67,728	226,243

HOUSEHOLDS

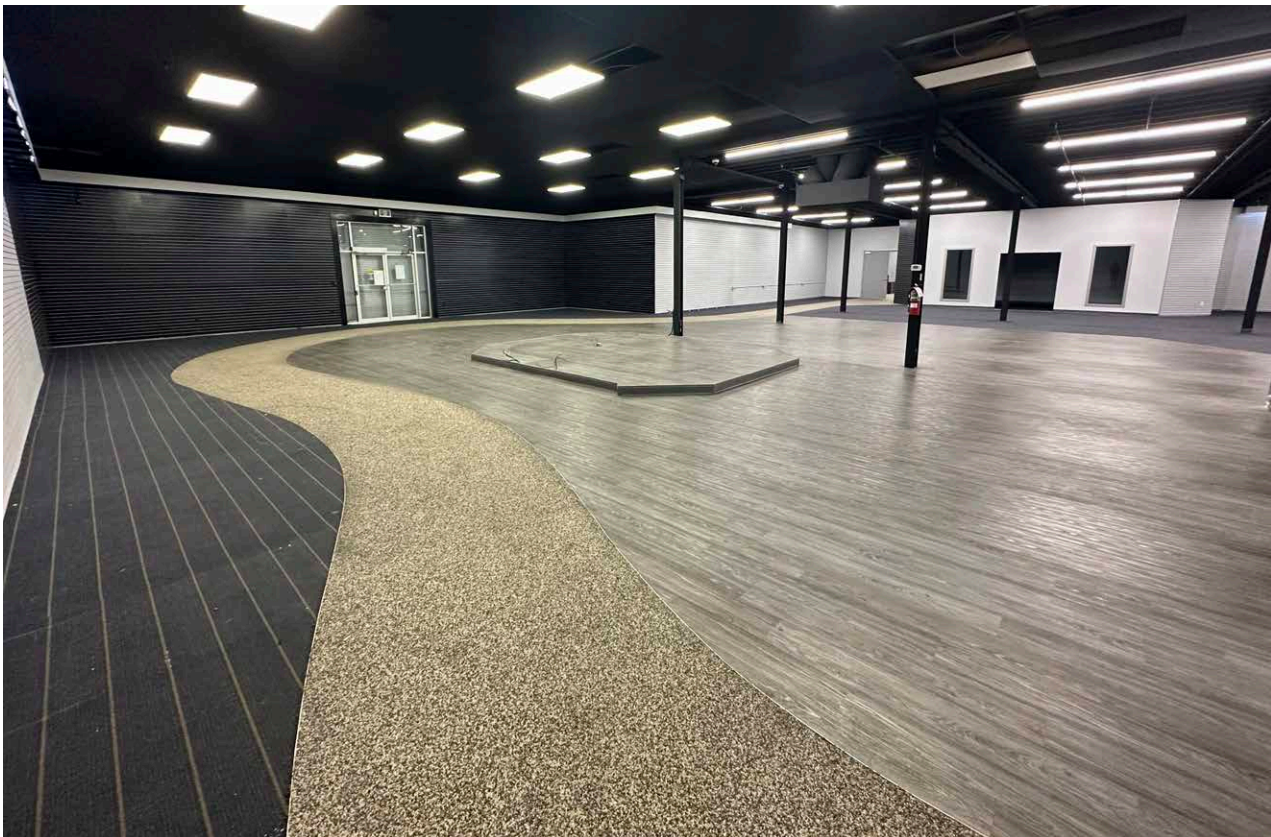
1km	3km	5km
2,847	26,869	95,886

AVERAGE INCOME

1km	3km	5km
\$95,198	\$94,168	\$97,825

VEHICLES PER DAY

73,900 on Yellowhead Trail Highway
48,600 on 97 Street





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