

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



BELOW MARKET RATES

EXCELLENT EXPOSURE



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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)


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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