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





CUSHMAN & WAKEFIELD Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com John Shamey Partner 780 702 8079 john.shamey@cwedm.com Jennifer Baker Team Coordinator 780 720 7629 jennifer.baker@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 mad 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. April 23, 2024

## 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.



YELLOWHEAD TRAIL HIGHWAY



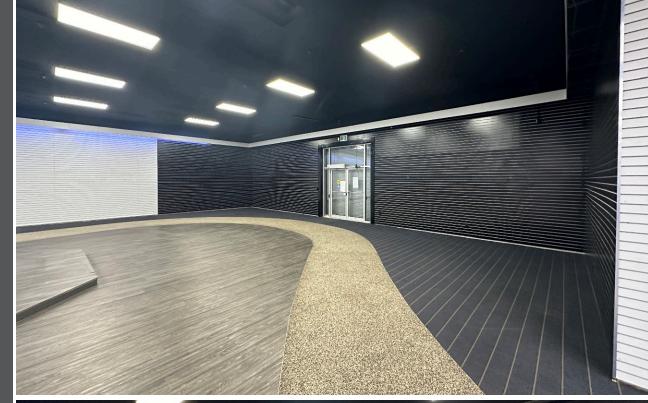
## PROPERTY **DETAILS**

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	

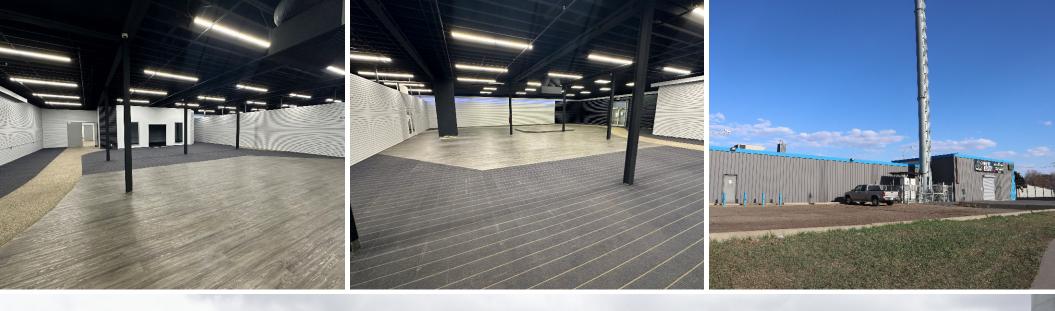
## DEMOGRAPHICS

888888	POPULATION			
	1km	3km	5km	
	7,025	67,728	226,243	
	HOUSEHOLDS			
	1km	3km	5km	
	2,847	26,869	95,886	
	AVERAGE INCOME			
B	1km	3km	5km	
	\$95,198	\$94,168	\$97,825	













John Shamey Partner <u>780 702 8079</u> john.shamey@cwedm.com Jennifer Baker Team Coordinator <u>780 720 7629</u> jennifer.baker@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. April 23,2024