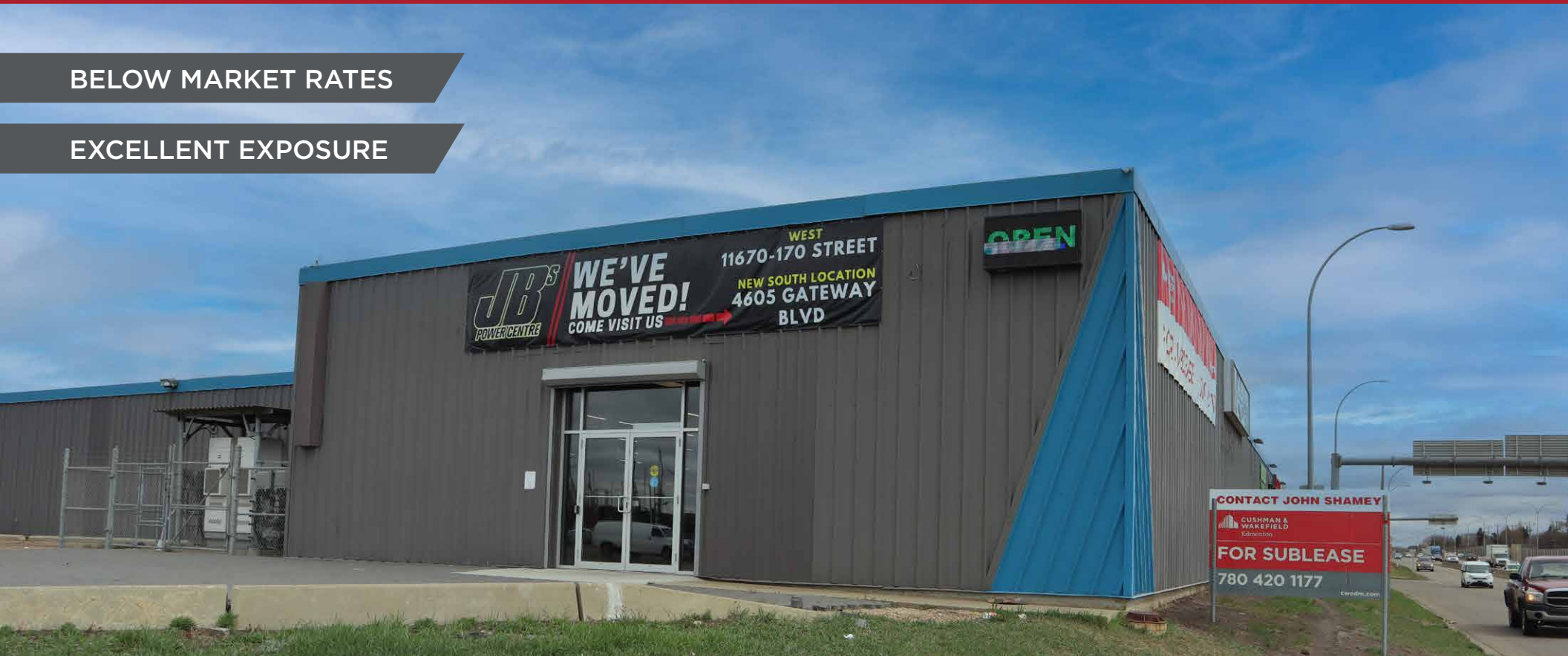


FOR SUBLEASE  
**FORMER JB'S  
POWER CENTRE**  
12505 97 Street NW, Edmonton, AB



BELOW MARKET RATES

EXCELLENT EXPOSURE



**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

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**Cody Miner, B.COMM.**  
Sales Assistant  
780 702 2982  
[cody.miner@cwedm.com](mailto:cody.miner@cwedm.com)

# 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  
CYCLE

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

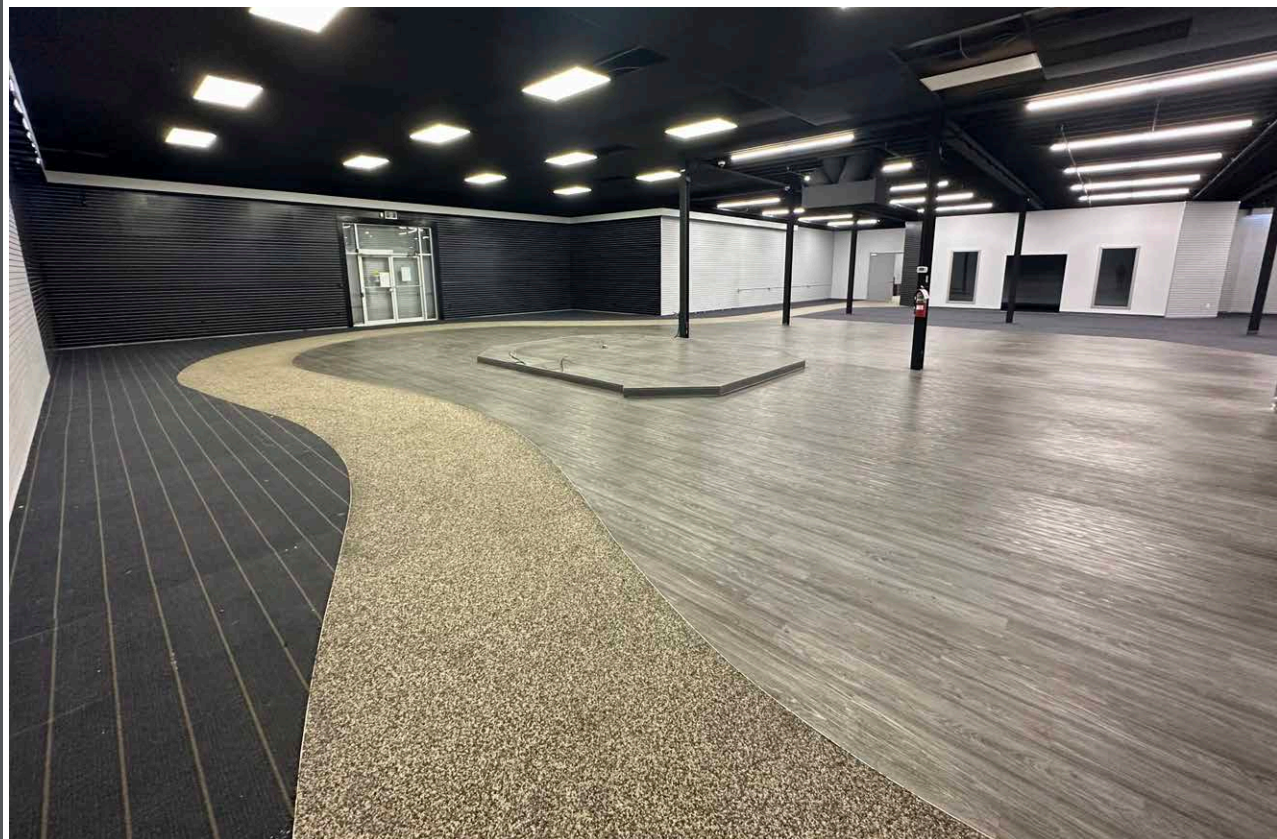
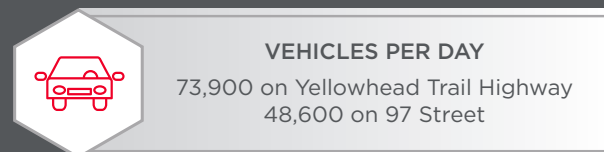
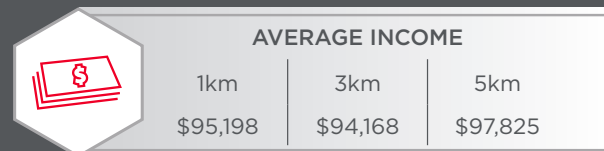
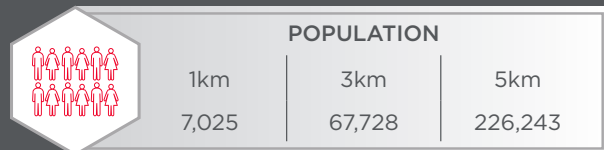
**Availability:** Immediately

**Lease Rate:** \$7.75 per SF

**Operating Costs:** \$4.50 per SF (Est. 2024)

**Lease Expiry:** July 31, 2030

# DEMOGRAPHICS





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