



1,569 SF ENDCAP AVAILABLE IMMEDIATELY!

FOR LEASE

# NORTH DISTRICT BUILDING 2

12844 97 Street, Edmonton, AB

David Cooney
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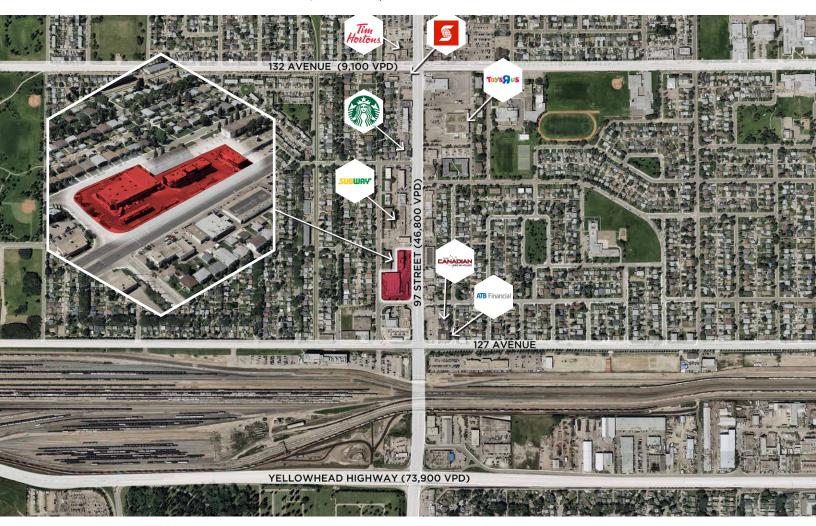
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# PROPERTY HIGHLIGHTS

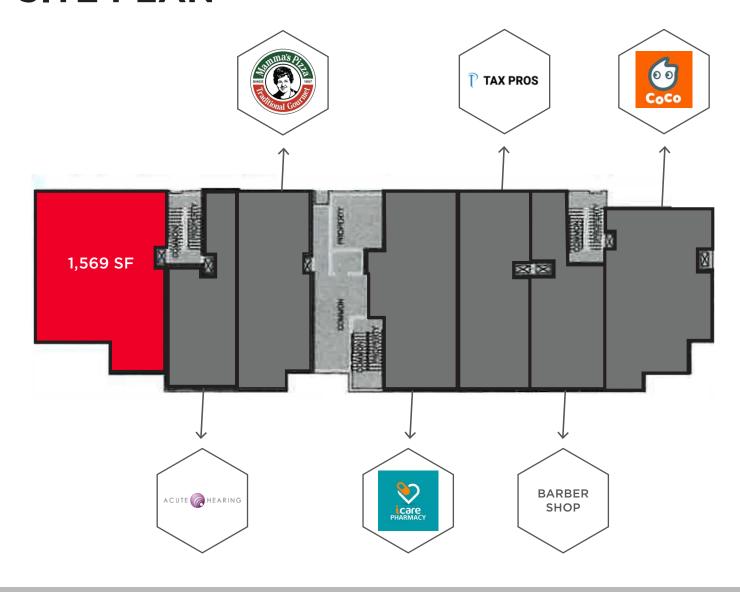
- 1,539 SF endcap condominium unit available
- Undeveloped shell space
- Retailers on site include Cirlce K Convenience and Gas Bar, Fuzion Donuts, Big Mama's Pizza, ICare Pharmacy, Bubble Tea, Mediterranean Bakery, Super Value Liquor, Sala Barber Shop, dental clinic, hearing clinic, accounting office
- We welcome interest from restaurants, retail and professional users



## PROPERTY DETAILS

Municipal Address:	12844 97 Street, Edmonton, AB	Zoning:	Mixed Use (MU)
Legal Description:	Condo Plan 2221739, Unit 1	Parking:	Front and Rear Parking
Net Lease Rate:	Market	Signage:	Fascia and pylon (available)
Operating Costs:	\$13.50 per SF (estimated for 2024)	TI Allowance:	Negotiable

### SITE PLAN



97 STREET (46,800 VPD)

### **DEMOGRAPHICS**



POPULATION

1km 3km 5km 7,030 72,856 222,791



### AVERAGE INCOME

1km 3km 5km \$97,439 \$99,734 \$102,078



#### **HOUSEHOLDS**

1km 3km 5km 2,737 27,785 88,730



#### **VEHICLES PER DAY**

46,800 on 97 Street 9,100 on 132 Avenue 73,900 on Yellowhead highway







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