

FOR SUBLEASE

# SECORD VILLAGE

SEC 231 STREET AND 97 AVENUE, EDMONTON, AB



AVAILABLE IMMEDIATELY

**CUSHMAN & WAKEFIELD**  
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# PROPERTY HIGHLIGHTS

- Easy access to Anthony Henday, Whitemud Drive and 231 Street.
- Close proximity to Stony Plain Road with a VPD of 38,232.
- Zoning: CB1.
- David Thomas School (K-9) adjacent to the property accommodates 900 students.
- EMSA West Soccer Complex located immediately to the west has 11 fields and is proposed to grow to 20 fields.

## THE OPPORTUNITY

850 SF available for sublease.

Existing tenants include: Tim Hortons, Liquor Hut, PharmaSave, Subway, Petro Canada, Green Chili Pizza, Secord Pharmacy and Clinic, Star Learners Daycare.



# PROPERTY DETAILS

**Municipal Address:** 22943 97 Ave NW,  
Edmonton, AB T5T 7P5

**Parking Area:** Ample Parking

**Availability:** Immediately

**Size:** 850 SF

**Additional Rent:** \$21.00 per SF (2025)

**Lease Rate:** Contact Agent



# DEMOGRAPHICS

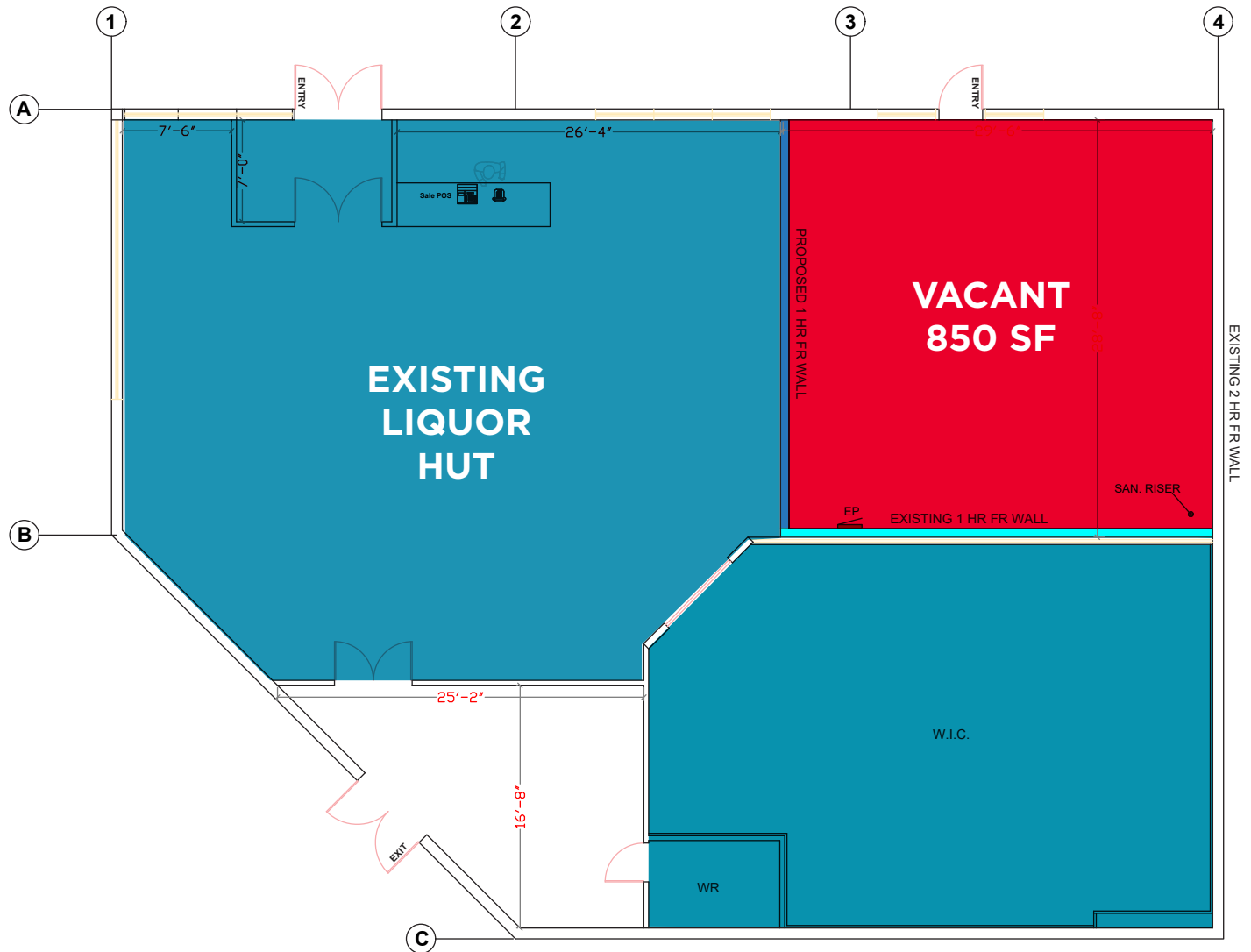
POPULATION	POPULATION		
	1km	3km	5km
	6,401	30,441	55,278

HOUSEHOLDS	HOUSEHOLDS		
	1km	3km	5km
	1,861	9,467	17,813

AVERAGE INCOME	AVERAGE INCOME		
	1km	3km	5km
	\$155,953	\$149,413	\$148,897



# SITE PLAN



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