

FOR LEASE

SECORD VILLAGE

SEC 231 STREET AND 97 AVENUE, EDMONTON, AB



960 & 1,253 SF
AVAILABLE IMMEDIATELY

JOIN TIM HORTONS, A&W, LIQUOR HUT,
SUBWAY, PETRO CANADA, AND MORE



RETAIL TEAM LISTING

CUSHMAN & WAKEFIELD
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PROPERTY HIGHLIGHTS

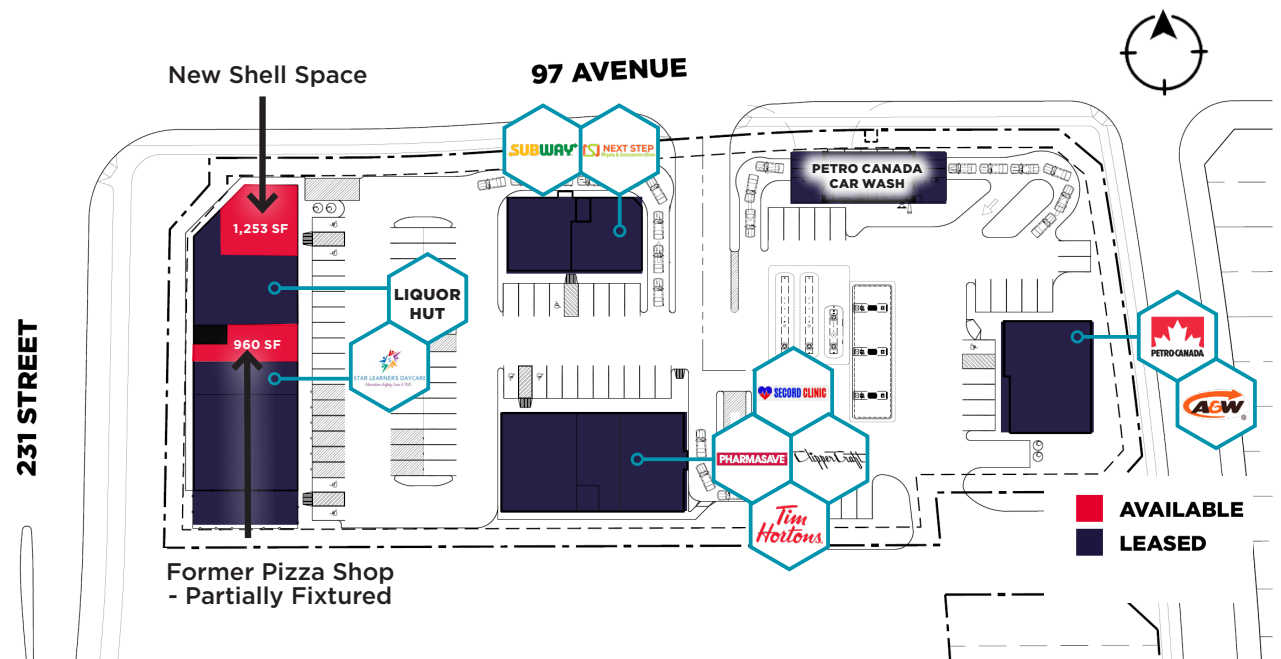
- Convenient access to Anthony Henday Drive and Whitemud Drive.
- Adjacent to David Thomas King School with approximately 1116 students and St. Josephine Bakhita School with 905 students.
- Next to the EMSA West Soccer Complex featuring 13 fields, with expansion to 20 planned.
- Located within the growing Second neighbourhood in West Edmonton, which is projected to grow by ~75% at full build out to 14,400 residents.

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



PROPERTY DETAILS

Municipal Address: 22943 97 Ave NW,
Edmonton, AB

Zoning Neighbourhood Commercial (CN)

Parking Area: +70 Stalls

Availability: Immediately

Size: 960 SF
1,253 SF

Lease Rate: Market

Additional Rent: \$25.00 per SF EST. (2026)

950 SF UNIT

HVAC 5-ton, 250 amp power



Former Pizza Store - Partially Fixtured



MECHANICAL ROOM

**AVAILABLE
960 SF**

 **AVAILABLE**





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