

FOR LEASE

SECORD VILLAGE

SEC 231 STREET AND 97 AVENUE, EDMONTON, AB



960 & 1,253 SF AVAILABLE IMMEDIATELY



CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

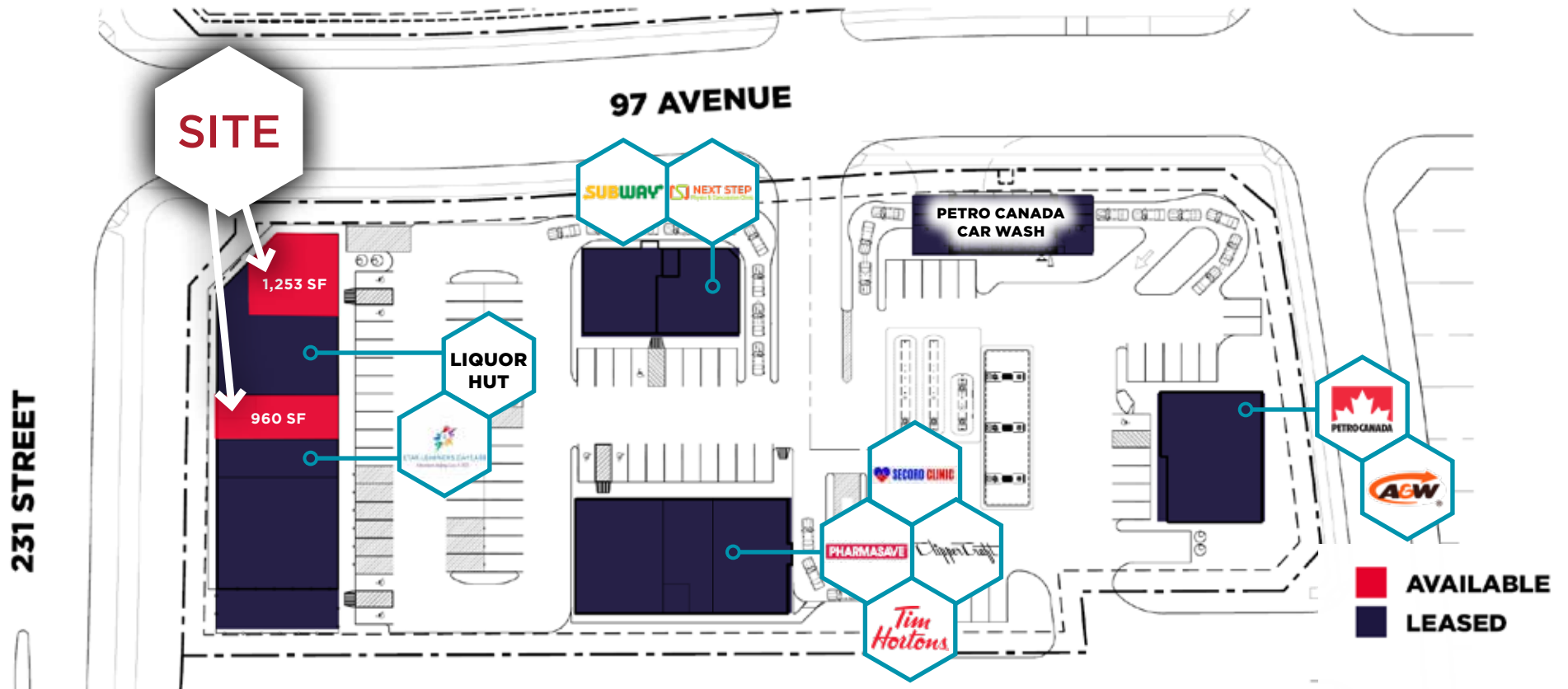
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SITE PLAN



PROPERTY HIGHLIGHTS

- Convenient access to Anthony Henday Drive and Whitemud Drive.
- Adjacent to David Thomas King School with approximately 900 students.
- Next to the EMSA West Soccer Complex featuring 11 fields, with expansion to 20 planned.
- Located within the growing Secord neighbourhood in West Edmonton

TENANT MIX

Existing tenants include: A&W, Tim Hortons, Subway, Petro Canada, Clippercraft, Liquor Hut, Next Step Physio, PharmaSave, Secord Clinic, and Star Learners Daycare.

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)

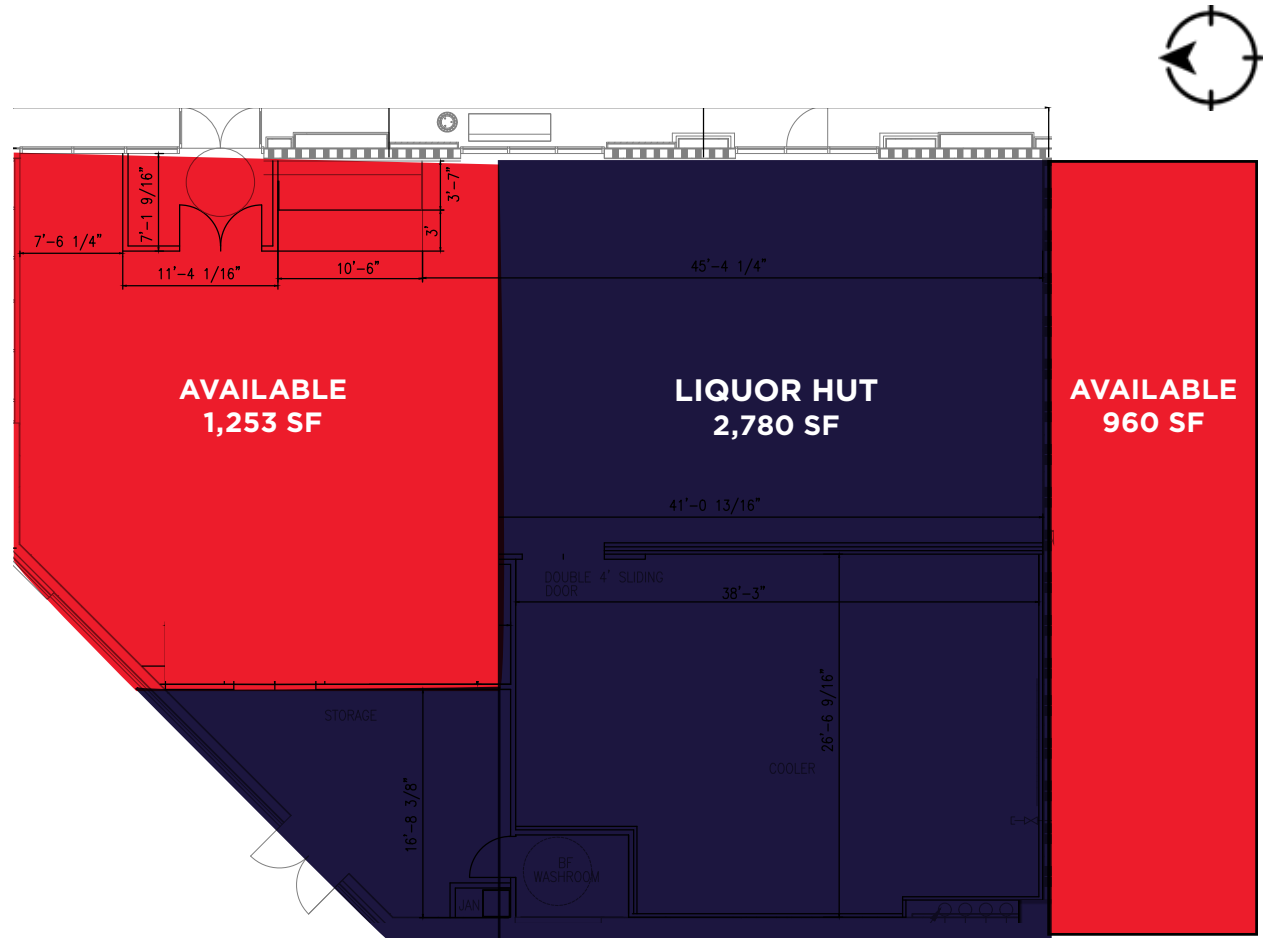
DEMOGRAPHICS

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

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

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

LEASING PLAN



LEASED

AVAILABLE



RETAIL TEAM LISTING

LEAD AGENTS

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