

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



BELOW MARKET RATES

EXCELLENT EXPOSURE



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# THE OPPORTUNITY

Prime retail sublease opportunity 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  
CYCLES

YELLOWHEAD TRAIL HIGHWAY





# PROPERTY DETAILS

**Municipal Address:** 12505 97 St NW, Edmonton, AB

**Zoning:** General Commercial

**Parking Area:** 18 Parking Stalls

**Building Size:** +/- 10,000 SF

**Ceiling Height:** 13-15 Feet


**Availability:** Immediately

**Monthly Base Rent:** \$8,958 per month


**Additional Rent:** \$5,598.75 per month


**Lease Expiry:** July 31, 2030

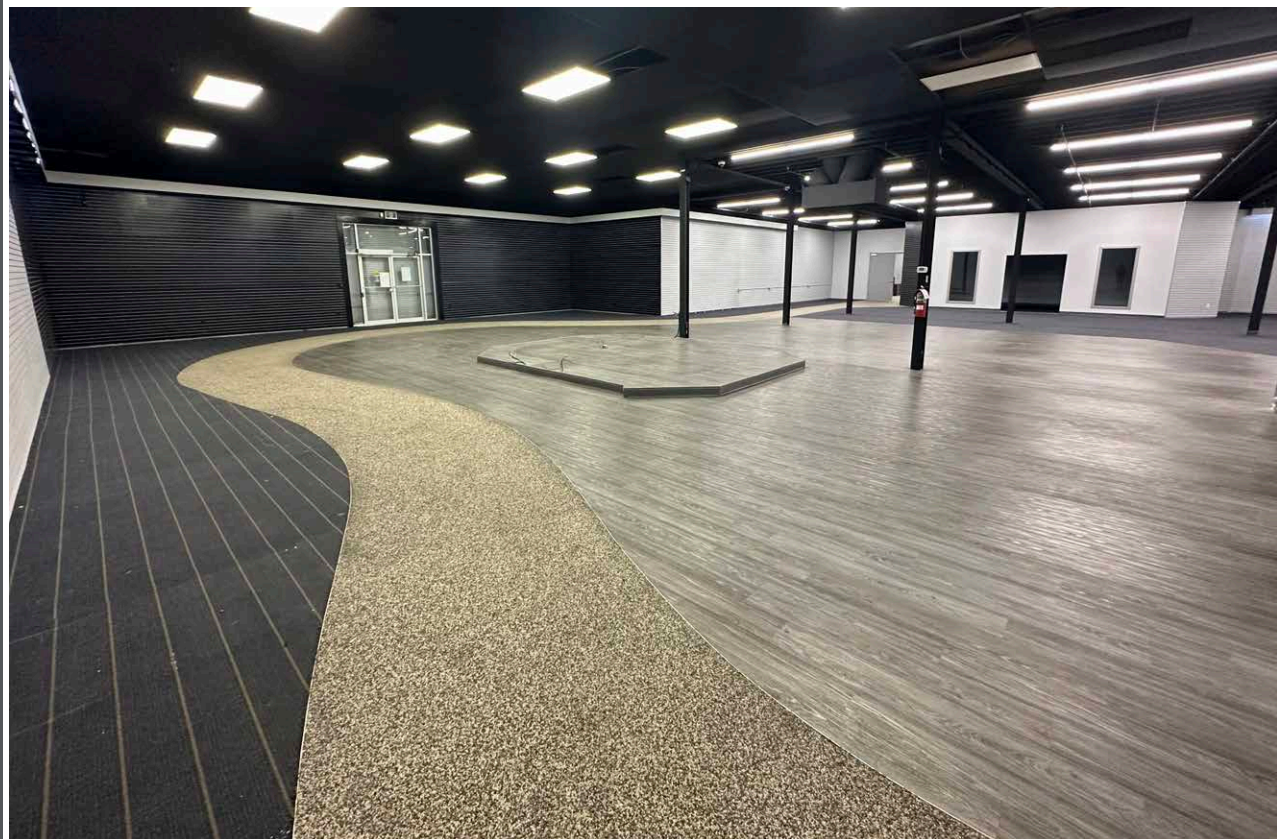
## DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	7,025	67,728	226,243

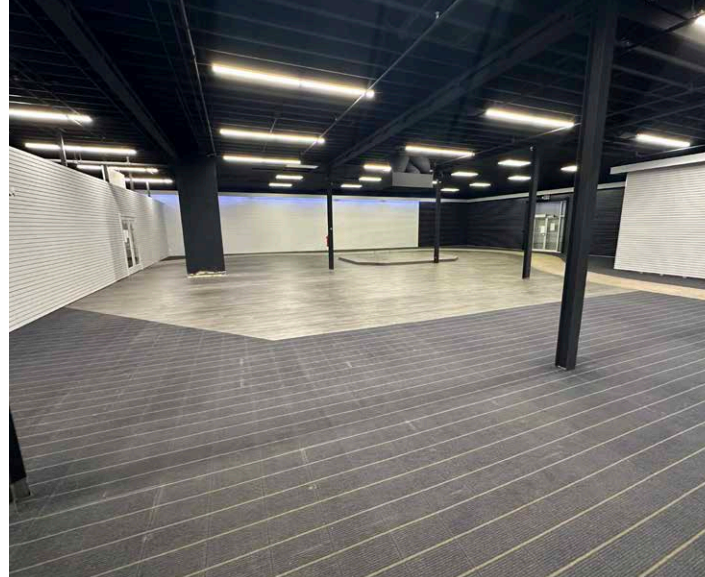
	HOUSEHOLDS		
	1km	3km	5km
	2,847	26,869	95,886

	AVERAGE INCOME		
	1km	3km	5km
	\$95,198	\$94,168	\$97,825

	VEHICLES PER DAY		
	73,900 on Yellowhead Trail Highway		
	48,600 on 97 Street		







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