

# FOR LEASE

# NORTH TOWN CENTRE

97 Street & 137 Avenue, Edmonton, Alberta



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**Anthem**  
Properties

**CUSHMAN & WAKEFIELD**  
Edmonton



UNIT #	SQ FT.	TENANT NAME
1	1,071	Quizno's Subs
2	1,285	Gia Hair Salon
3	1,301	Canada Post & Quality Drycleaning
4	1,357	Advanced Respiratory Care
5	1,032	Seoul Fried Chicken
6	1,029	Halal Oven
7	1,051	Freshii
8	1,577	Jerusalem Shawarma
9	1,592	Edo Japan
10	1,696	Blenz Coffee
11	1,843	Mucho Burrito
12	879	King Cuts Barbershop
13	1,033	Fresh Bakery
14	1,060	Pizza Palace
15	20,950	North Town Climbing Gym
16	8,103	Northtown Grand Daycare

UNIT #	SQ FT.	TENANT NAME
17	36,115	London Drugs
18	4,718	Canada Diagnostic Centre
19	4,496	AVAILABLE
20	3,283	Pearle Vision
21	47,496	T&T Supermarket
22	10,292	Dollarama
23	5,015	CIBC
24	1,885	CDI/ Reeves College
25	9,600	National Retailer
26	8,779	Petsmart
27	19,485	Indigo Books
28	24,989	Marshalls
29	2,813	Boardom
30	3,419	Mr. Big & Tall
31	6,000	Wendy's Restaurant
32	1,635	Jiffy Lube
33	1,222	AVAILABLE

# PROPERTY HIGHLIGHTS - RETAIL

## MUNICIPAL ADDRESS

97 Street & 137 Avenue, Edmonton, AB

## LEGAL DESCRIPTION

Plan 7520659, Block 15, Lot 6

## ZONING

DC2

## SIZES

- 1,222 SF
- 4,496 SF

## PARKING

900+ Stalls

## AVAILABILITY

Immediately

## OPERATING COSTS

\$9.27 per SF (2025)

## PROPERTY TAX

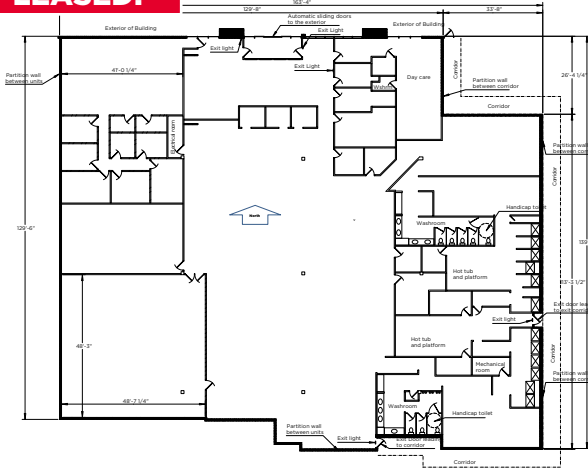
\$7.91 per SF (2025)

## SIGNAGE

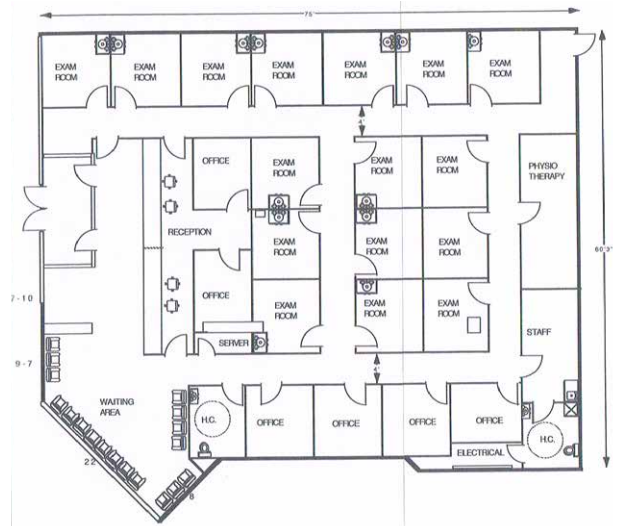
Facade and pylon sign

### UNIT #15 - 20,950 SF

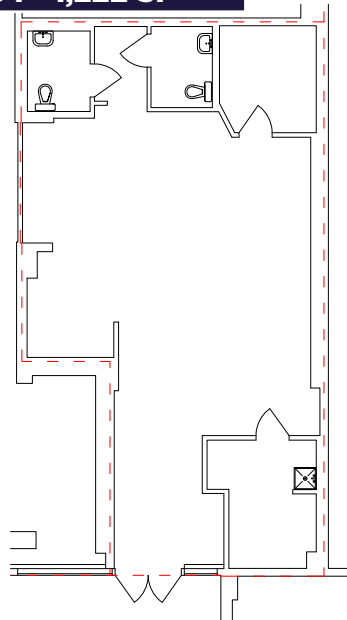
**LEASED!**



### UNIT #19 - 4,496 SF

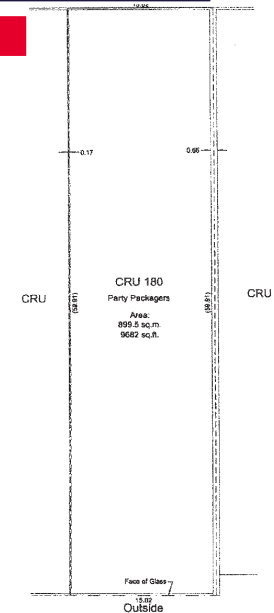


### UNIT 184 - 1,222 SF



### UNIT #25 - 9,600 SF

**LEASED!**



## PROPERTY HIGHLIGHTS - OFFICE



### **MUNICIPAL ADDRESS**

97 Street & 137 Avenue, Edmonton, AB

### **LEGAL DESCRIPTION**

Plan 7520659, Block 15, Lot 6

### **ZONING**

DC2

### **SIZES**

- 662 SF
- 680 SF
- 1,424 SF
- 1,561 SF

### **PARKING**

900+ Stalls

### **AVAILABILITY**

Immediately

### **OPERATING COSTS**

\$18.90 per SF (2025)

### **PROPERTY TAX**

\$7.91 per SF (2025)

### **GROSS RENT OPTIONS AVAILABLE**

## PROPERTY HIGHLIGHTS

### DISCOVER NORTH TOWN CENTRE – WHERE OPPORTUNITY MEETS VISIBILITY

Welcome to over 236,000 SF of high-impact retail space, including 20,000 SF of professional office on the second floor—perfect for businesses seeking exposure in one of Edmonton’s busiest corridors.

Anchored by top national brands like London Drugs, T&T Supermarket, Indigo Books, Dollarama, and PetSmart, this dynamic shopping destination draws consistent foot traffic and loyal shoppers.

Unmatched Connectivity: Located steps from Northgate Transit Centre, a major city-wide transportation hub.

Seamless Access: Enjoy ample surface parking and visibility to nearly 80,000 vehicles per day traveling along Highway 28 and 137 Avenue.

Zoning: DC2 – Site Specific Development Control allows for a range of commercial uses.

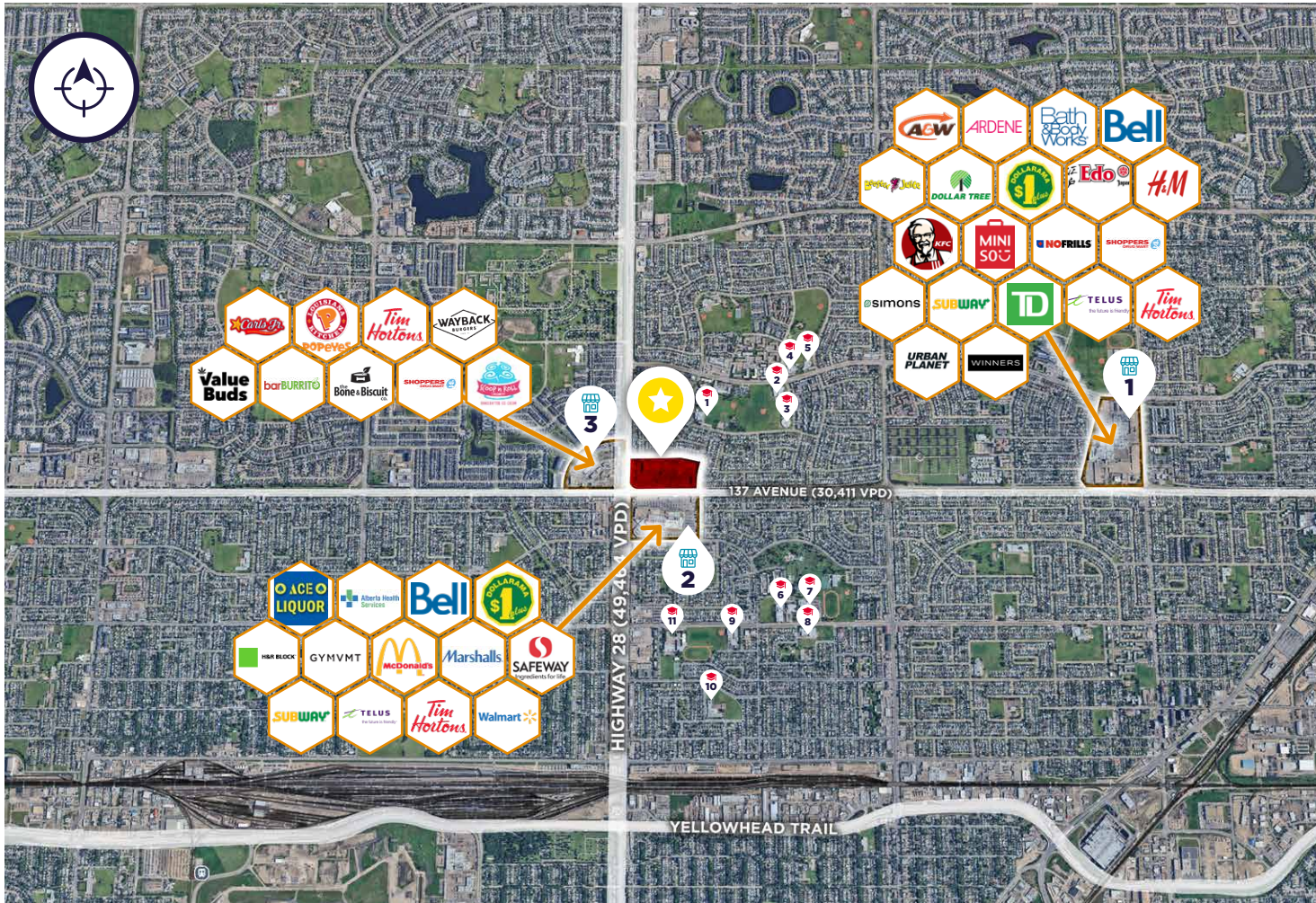
Prime Location: Situated in a densely populated, high-demographic area, North Town Centre offers the exposure, convenience, and energy your business needs to thrive.





UNIT #	SQ FT.	TENANT NAME
1	8,649	CDI College
2	662	AVAILABLE
3	1,215	Dr. P. Pang
4	1,427	AVAILABLE
5	1,115	Dr. Khaled Hajar - General Practitioner/Family
6	1,136	Admin Office
7	1,561	AVAILABLE
8	680	AVAILABLE
9	3,597	North Town Dental Associates

# AERIAL VIEW



## SURROUNDING SHOPPING

1. Londonderry Mall
2. Northgate Mall
3. Griesbach Village
  - » The Bone & Biscuit Co.
  - » Shoppers Drug Mart
  - » Popeyes Louisiana Kitchen
  - » Scoop n Roll Creamery
  - » Wayback Burgers
  - » Carl's Jr.

## SURROUNDING SCHOOLS

1. St. Anne Catholic Elementary School
2. Dickinsfield School
3. Northmount School
4. Cardinal Léger Catholic Junior High School
5. St. Philip Catholic Elementary School
6. St. Cecilia Catholic Junior High School
7. Archbishop O'leary Catholic High School
8. St. Matthew Catholic Elementary School
9. Killarney School
10. Mee-Yah-Noh School
11. Queen Elizabeth School

# DEMOGRAPHICS



### POPULATION

1KM	3KM	5KM
10,780	84,914	231,528



### HOUSEHOLD

1KM	3KM	5KM
3,905	30,356	82,650



### AVERAGE INCOME

1KM	3KM	5KM
\$110,160	\$110,377	\$114,866

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