

# FOR LEASE

# NORTH TOWN CENTRE

97 Street & 137 Avenue, Edmonton, Alberta

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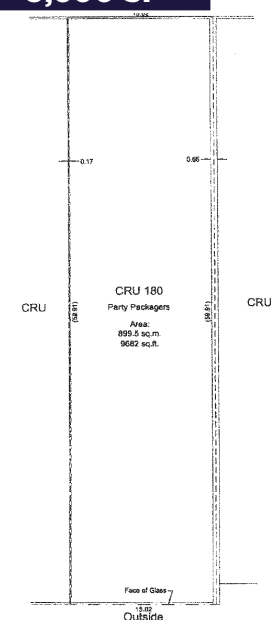
# SITE PLAN

# MAIN FLOOR



UNIT #	SQ FT.	TENANT NAME	UNIT #	SQ FT.	TENANT NAME
1	1,071	Quizno's Subs	17	36,115	London Drugs
2	1,285	Gia Hair Salon	18	4,718	Canada Diagnostic Centre
3	1,301	Canada Post & Quality Drycleaning	19	4,496	AVAILABLE
4	1,357	Advanced Respiratory Care	20	3,283	Pearle Vision
5	1,032	Seoul Fried Chicken	21	47,496	T&T Supermarket
6	1,029	Mamma Mia	22	10,292	Dollarama
7	1,051	Freshii	23	5,015	CIBC
8	1,577	Jerusalem Shawarma	24	1,885	CDI/ Reeves College
9	1,592	Edo Japan	25	9,600	AVAILABLE
10	1,696	Blenz Coffee	26	8,779	Petsmart
11	1,843	Mucho Burrito	27	19,485	Indigo Books
12	879	King Cuts Barbershop	28	24,989	Marshalls
13	1,033	Fresh Bakery	29	2,813	Boardom
14	1,060	Pizza Palace	30	3,419	Mr. Big & Tall
15	20,950	AVAILABLE	31	6,000	Wendy's Restaurant
16	8,103	Kittens & Mittens	32	1,635	Jiffy Lube
			33	1,222	AVAILABLE







## 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.

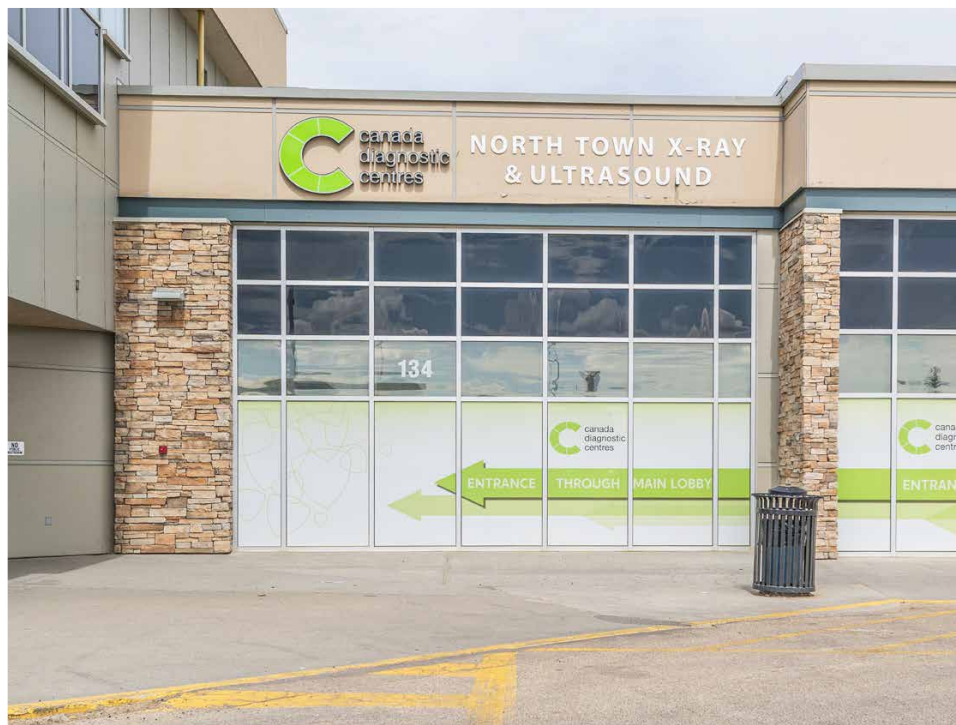
Anchored by top national brands like London Drugs, T&T Supermarket, Indigo Books, Dollarama, and PetSmart, this dynamic shopping destination draws consistent foot traffic and loyal shoppers.

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

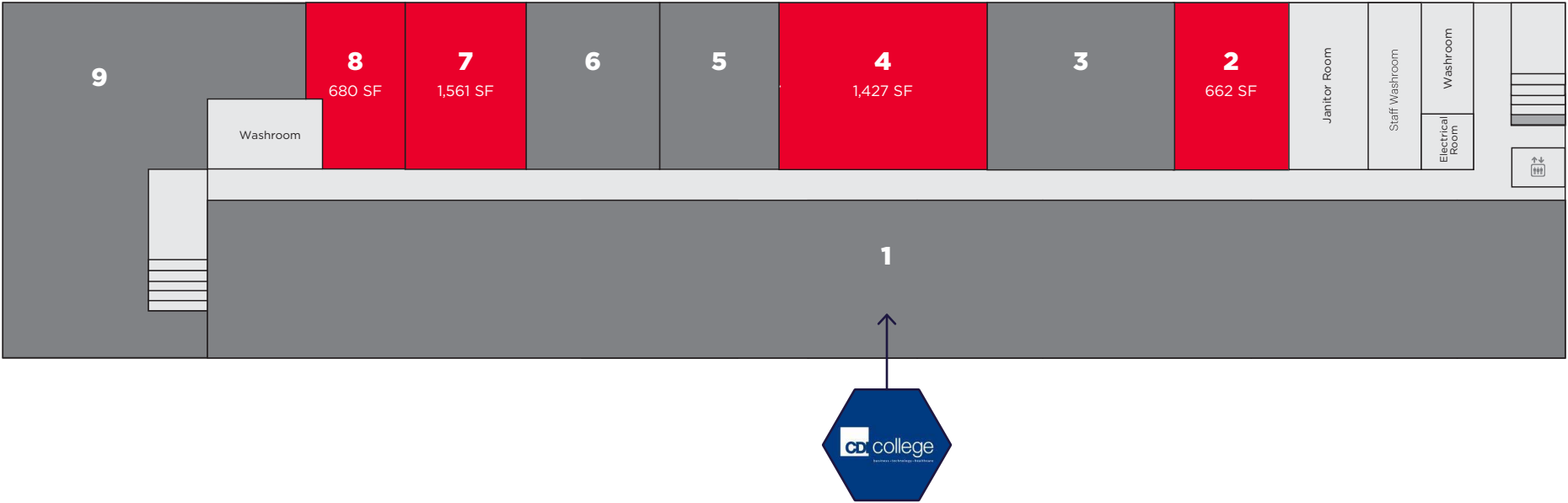
Seamless Access: Enjoy ample surface parking and visibility to nearly 80,000 vehicles per day traveling along Highway 28 and 137 Avenue.

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.



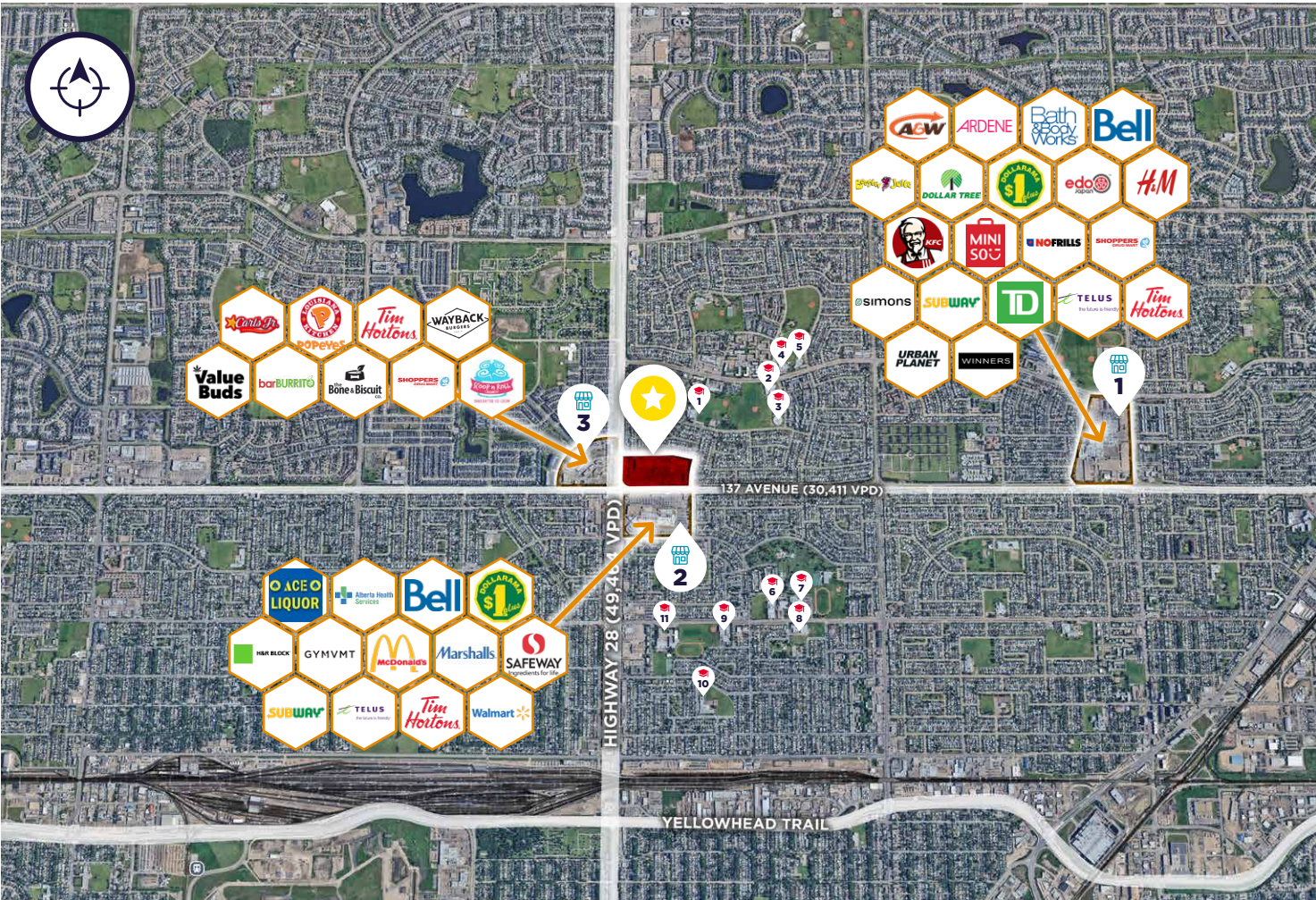




UNIT #	SQ FT.	TENANT NAME
1	8,649	CDI College
2	662	AVAILABLE
3	1,215	Dr. P. Pang
4	1,427	AVAILABLE
5	1,115	Dr. Khaled Hajar - General Practioner/Family
6	1,136	Admin Office
7	1,561	AVAILABLE
8	680	AVAILABLE
9	3,597	North Town Dental Associates



# 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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