



FREESTANDING RETAIL OPPORTUNITY

12831 - 97 Street, Edmonton, AB

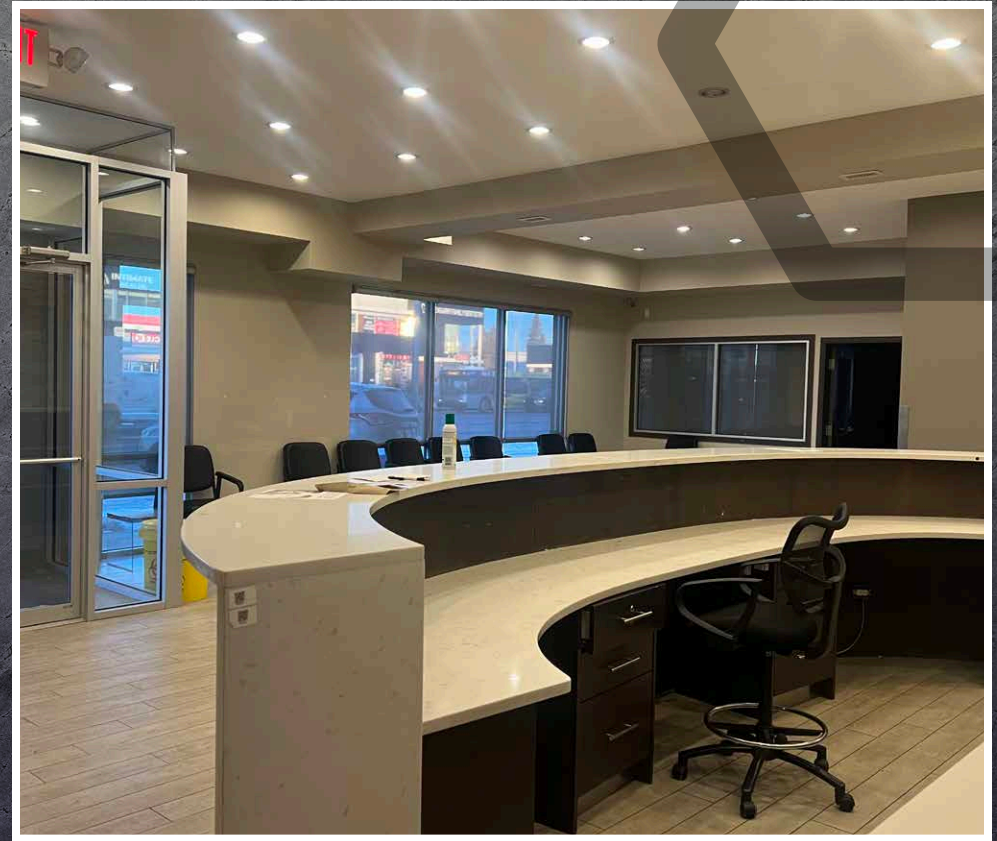
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**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
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PROPERTY HIGHLIGHTS

- Mixed Use (MU) zoning allows for a variety of prospective retail operations.
- An excellent opportunity for a range of uses. Including: veterinary hospital or clinic, medical, physiotherapy, massage, dental, child care (daycare), school, health services, and many more.
- Upgraded mechanical and electrical systems.
- Onsite parking.
- Great exposure to over 46,000 vehicles per day along 97 Street.
- Average household income of \$96,127 within a 1 km radius.
- Average age by population of 38.8 years within a 1 km radius.



6,778
POPULATION
Within 1 KM



\$96,127
AVG. INCOME
Within 1 KM



2,716
HOUSEHOLDS
Within 1 KM

73,533
POPULATION
Within 3 KM

\$99,939
AVG. INCOME
Within 3 KM

28,500
HOUSEHOLDS
Within 3 KM

226,881
POPULATION
Within 5 KM

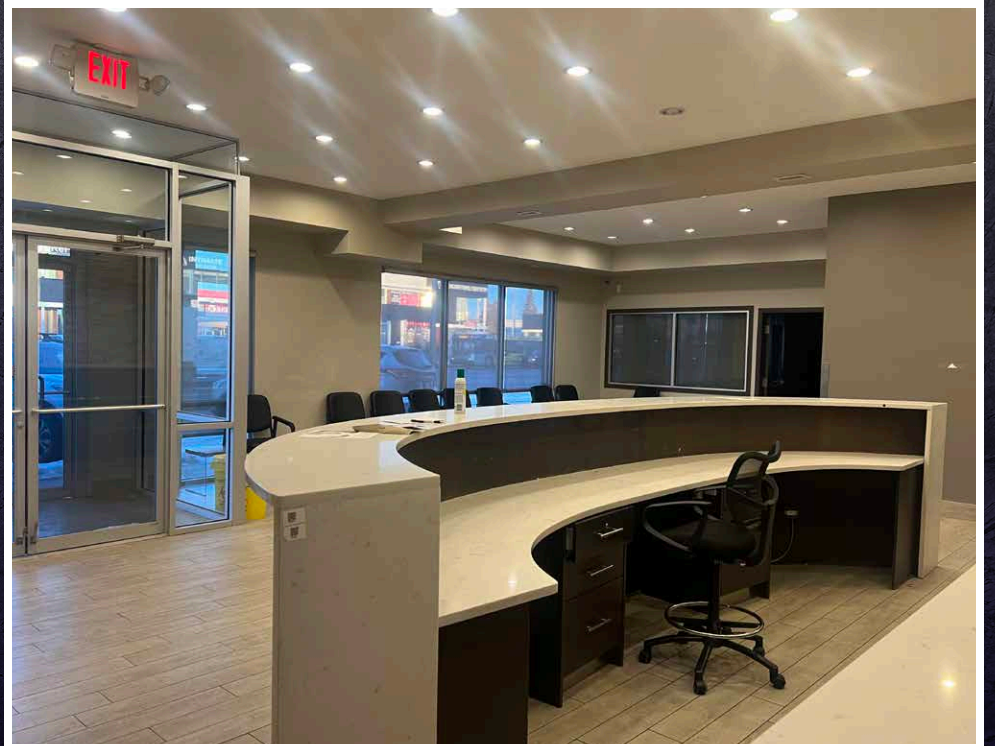
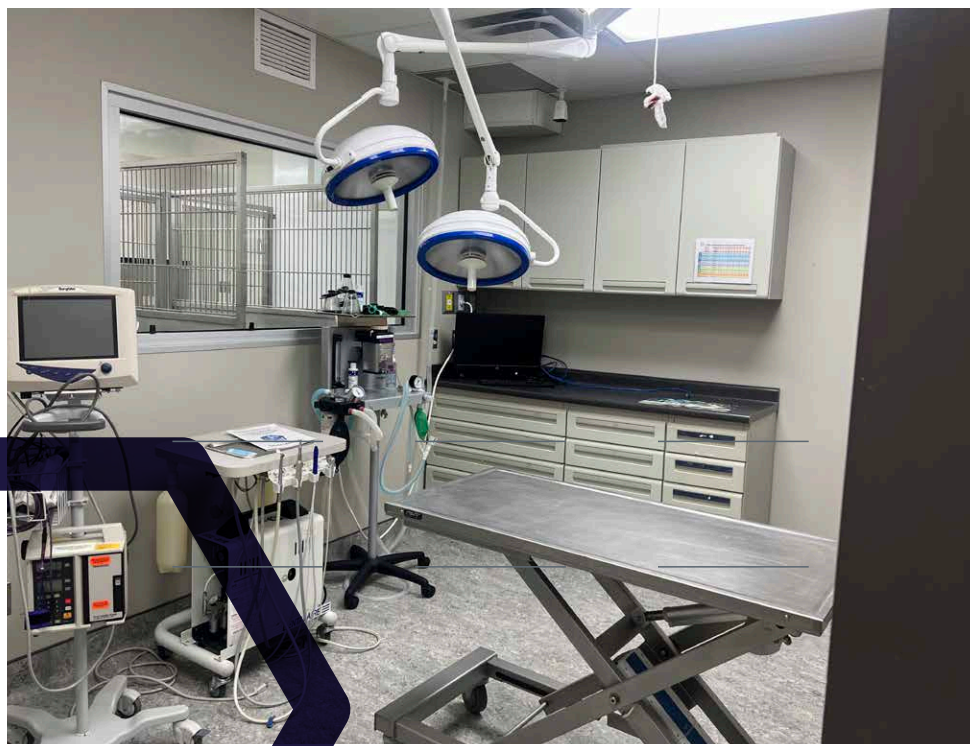
\$101,761
AVG. INCOME
Within 5 KM

91,873
HOUSEHOLDS
Within 5 KM

PROPERTY DETAILS

MUNICIPAL ADDRESS	12831 97 STREET, EDMONTON, AB
ZONING	MU - MIXED USE
LEGAL DESCRIPTION	PLAN 1821951, BLK 35, LOT 31
YEAR BUILT	1985
AVAILABLE SF	7,800 SF
PARKING	ON-SITE AVAILABLE
OPERATING COST	\$10.61 /SF (EST. 2025)
LEASE RATE	MARKET

PROPERTY PHOTOS



AERIAL VIEW



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