CUSHMAN & WAKEFIELD
Edmonton

FOR LEASE

# FREESTANDING RETAIL OPPORTUNITY

## 12831 - 97 Street, Edmonton, AB

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**CUSHMAN & WAKEFIELD**
**Edmonton**
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10088 - 102 Avenue
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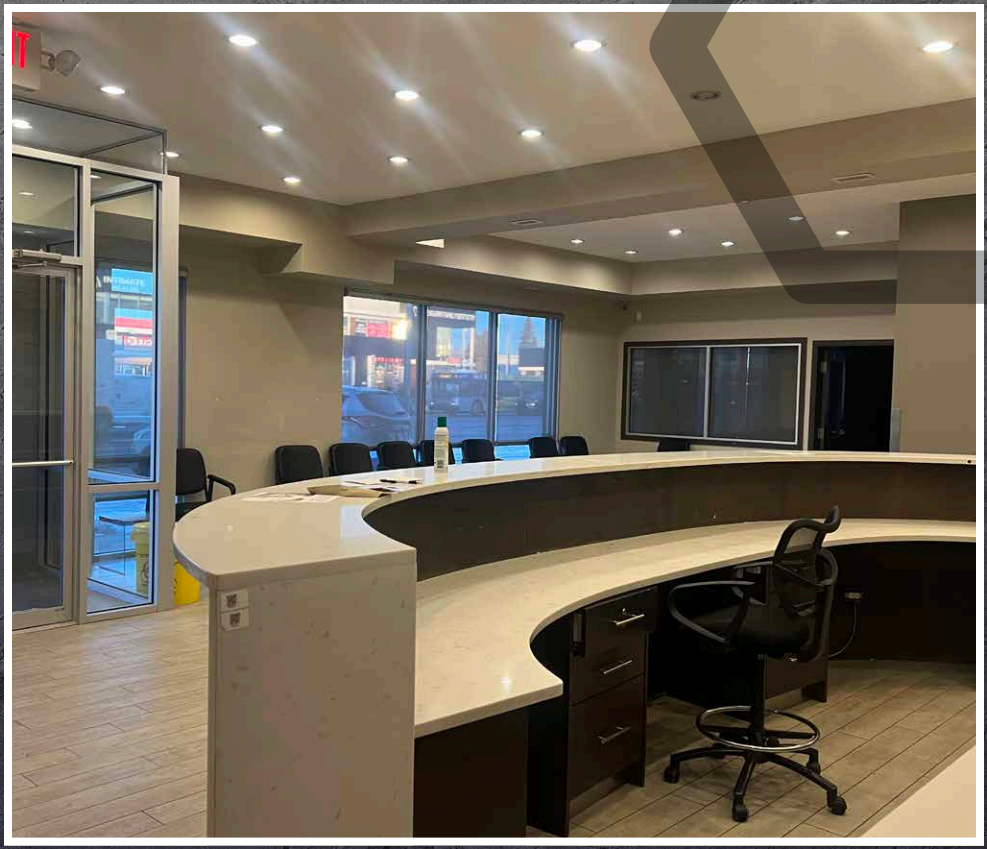
# PROPERTY HIGHLIGHTS

- Mixed Use (MU) zoning allows for a variety of prospective retail operations.
- An excellent opportunity for a range of uses. Including : 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.

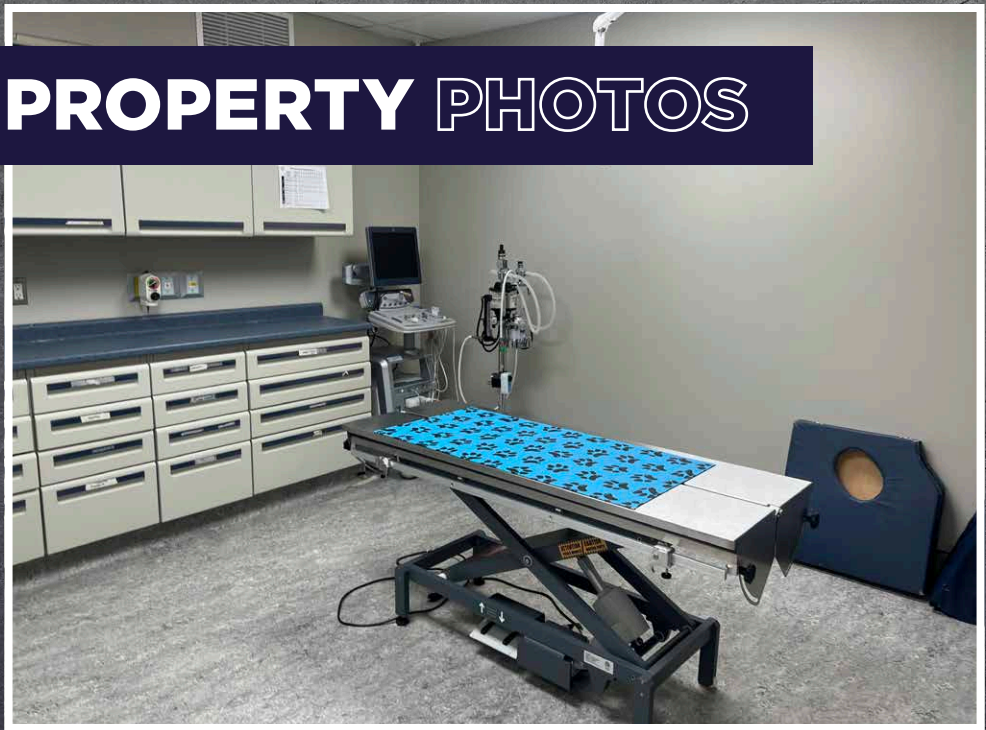


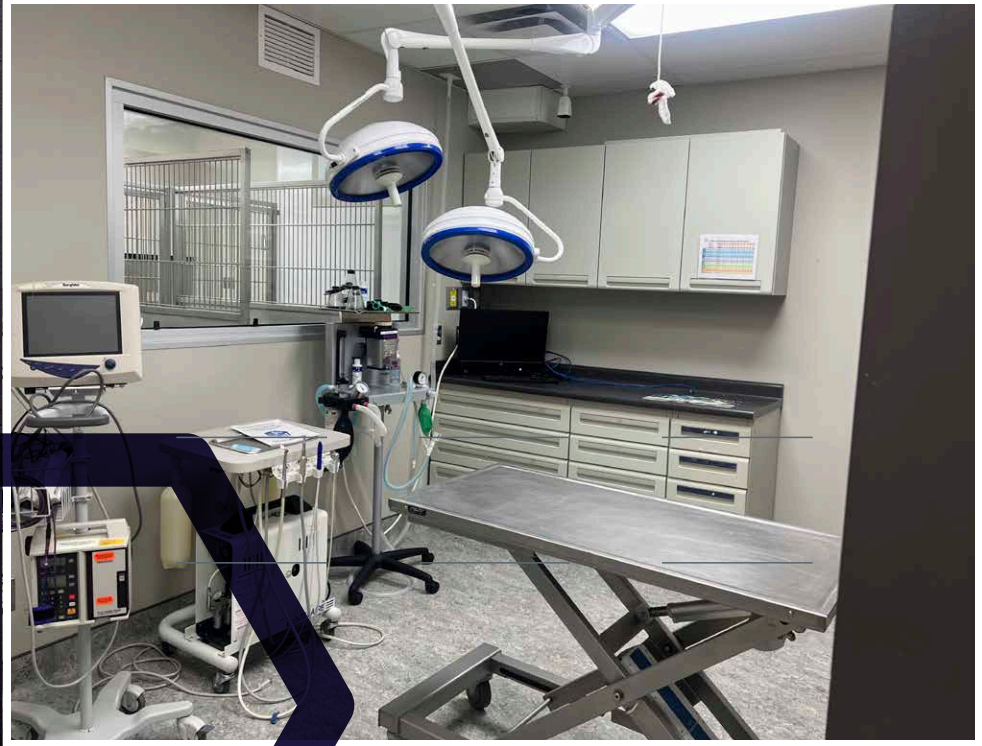
| | | |
|---|---|---|
| 6,778 **POPULATION** *Within 1 KM* | $96,127 **AVG. INCOME** *Within 1 KM* | 2,716 **HOUSEHOLDS** *Within 1 KM* |
| 73,533 **POPULATION** *Within 3 KM* | $99,939 **AVG. INCOME** *Within 3 KM* | 28,500 **HOUSEHOLDS** *Within 3 KM* |
| 226,881 **POPULATION** *Within 5 KM* | $101,761 **AVG. INCOME** *Within 5 KM* | 91,873 **HOUSEHOLDS** *Within 5 KM* |

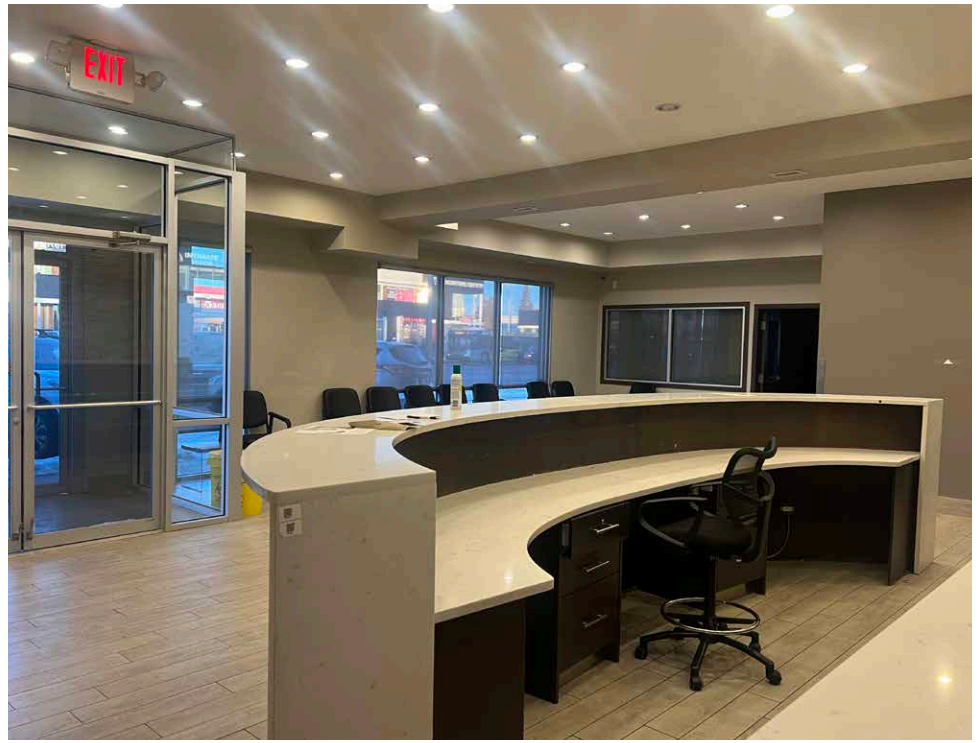
# PROPERTY DETAILS

| | |
|---|---|
| **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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