

FOR LEASE





NAI Commercial

PRIME RETAIL SPACE ON 97 STREET



12835 - 97 STREET | EDMONTON, AB | RETAIL SPACE

PROPERTY HIGHLIGHTS

-  2,100 sq.ft.± built out as open showroom/retail concept with grade loading door
-  Fully air-conditioned space
-  Exposure to 43,900 vehicles per day (2022 City of Edmonton)
-  The space caters and accommodates to wide variety of retail uses

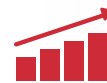
VINCE CAPUTO MBA, SIOR
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43,900 VPD
97 STREET N OF 128 AVENUE



223,270
DAYTIME POPULATION



2.8%
ANNUAL GROWTH 2023 - 2033



81,703 EMPLOYEES 6,507 BUSINESSES



\$166M
TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

ADDITIONAL INFORMATION

SIZE	2,100 sq.ft.±
LEGAL DESCRIPTION	Lot 28, Block 35, Plan 158RS
ZONING	Mixed Use (MU)
AVAILABLE	September 1, 2024
GRADE LOADING	10'x16' (measurements TBC)
TERM	3-5 years
NET LEASE RATE	\$15.00/sq.ft./annum net
OPERATING COSTS	\$10.71/sq.ft./annum (2024 estimate) Includes building insurance, property taxes, common area maintenance, management fees and utilities (gas and water). Power not included.



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