

FOR LEASE





NAI Commercial

PRIME RETAIL OPPORTUNITIES  
ON 97 STREET



12835 & 12851 - 97 STREET | EDMONTON, AB | RETAIL SPACE

PROPERTY HIGHLIGHTS

-  **12835:** 2,100 sq.ft.± built out as open showroom/retail concept with grade loading door
- 12851:** 1,280 sq.ft.± showroom/retail space
-  Exposure to 43,900 vehicles per day (2022 City of Edmonton)
-  Each space caters and accommodates to a wide variety of retail uses
-  Other tenants include Battle Rattle Tactical Supplies, Print Zone Express and Warp 2 Games & Collectibles

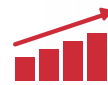
**VINCE CAPUTO** MBA, SIOR  
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43,900 VPD  
97 STREET N OF 128 AVENUE



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	<b>12835:</b> 2,100 sq.ft.± <b>12851:</b> 1,280 sq.ft.±
LEGAL DESCRIPTION	Lot 28, Block 35, Plan 158RS
ZONING	Mixed Use (MU)
AVAILABLE	Immediately
GRADE LOADING	<b>12835:</b> 10'x16' (measurements TBC)
TERM	3-5 years
NET LEASE RATE	<b>12835:</b> \$15.00/sq.ft./annum net <b>12851:</b> \$18.00/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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