

NEW DEVELOPER
RELEASE PRICING



North District - Building II

97 STREET & 128 AVENUE, EDMONTON AB

IMMEDIATE OCCUPANCY

FOR SALE

VINCE CAPUTO
Partner
780 436 7624
vcaputo@naiedmonton.com



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



780 436 7410



NAIEDMONTON.COM

ANOTHER QUALITY DEVELOPMENT BY

ICM | ASSET
MANAGEMENT

Beljan

NAICommercial

Property Highlights

- Unique Owner/User & Leasing Opportunities with unit sizes ranging from 1,367 sq.ft.±
- Join Circle K and other prominent retailers in an exciting redevelopment that will serve as a retail gateway to the north side of Edmonton
- Excellent access with multiple access/egress points and exposure along 97 Street with 44,900± VPD
- Various opportunities for professional services, health and medical businesses

ADDITIONAL INFORMATION

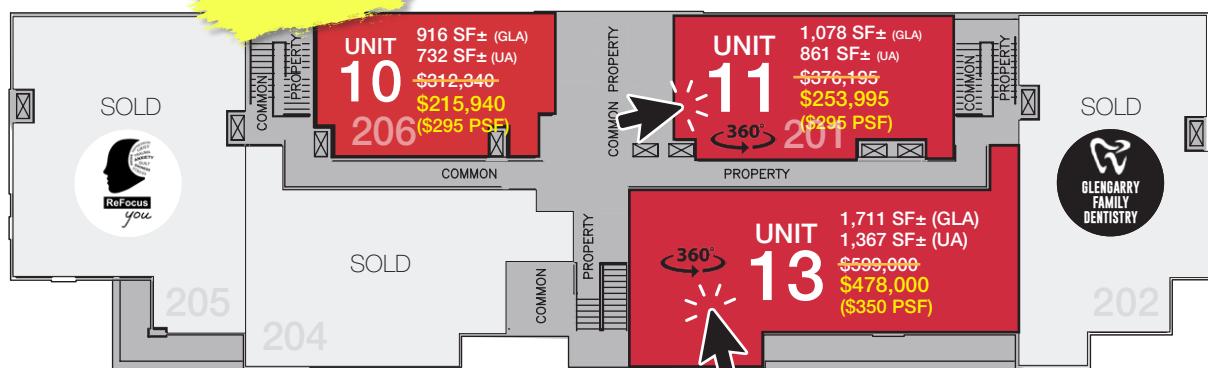
LEGAL DESCRIPTION	Plan 2221739 Unit 13
ZONING	Mixed Use (MU)
PARKING	115 stalls
SIGNAGE	Fascia and pylon (\$150/mo)



MAIN FLOOR



2ND FLOOR



CONDO FEES	UNIT 10	UNIT 11	UNIT 13
	\$424.38/month	\$499.74/month	\$793.10/month

PROPERTY TAXES (2025)	UNIT 10	UNIT 11	UNIT 13
	\$7,393.21	\$8,594.80	\$13,217.33





223,318
POPULATION



84,150
EMPLOYEES



6,652
BUSINESSES



\$ 5.87B
TOTAL CONSUMER
SPENDING



\$83,036
AVERAGE HOUSEHOLD
INCOME



44,900 VPD
97 STREET

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS

