

SEEKING MEDICAL, PHYSIOTHERAPY/CHIROPRACTIC, AND GENERAL PROFESSIONAL USES

NEW DEVELOPER
RELEASE PRICING



North District - Building II

97 STREET & 128 AVENUE, EDMONTON AB

IMMEDIATE OCCUPANCY

FOR SALE



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



780 436 7410



NAI EDMONTON.COM

VINCE CAPUTO
Partner
780 436 7624
vcaputo@naiedmonton.com

ANOTHER QUALITY DEVELOPMENT BY

ICM | ASSET
MANAGEMENT

Beljan

NAI Commercial

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)

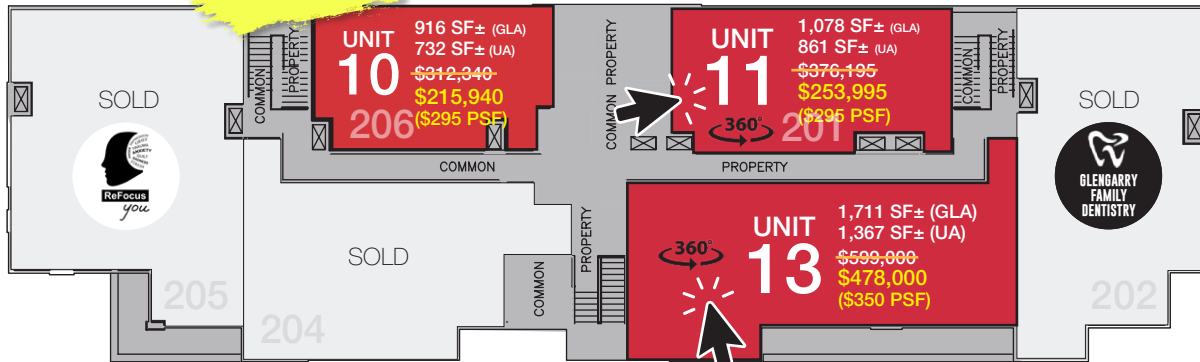


MAIN FLOOR



2ND FLOOR

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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



UNIT 13



UNIT 10



UNIT 11



COMMON AREA


 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

