



VIEW UNIT 7
MAIN FLOOR

VIEW UNIT 8
SECOND FLOOR

VIEW UNIT 11
SECOND FLOOR

VIEW UNIT 12
SECOND FLOOR

VIEW UNIT 13
SECOND FLOOR

VIEW BUILDING 3

ANOTHER QUALITY DEVELOPMENT BY

ICM
Asset Management

Beljan

TALIANI
GROUP

BLDG 2: ONLY 7 UNITS LEFT
BLDG 3: 1,316 UP TO 5,762 SF

97 ST & 128 AVENUE
EDMONTON, ALBERTA

CONSTRUCTION 90% COMPLETE
MAY 2022 OCCUPANCY

PROPERTY HIGHLIGHTS



Unique Owner/User & Leasing Opportunities with unit sizes ranging from 1,186 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



Building 2 (18,739 SF) and Building 3 (5,762 SF) offers exceptional visibility and naming signage



Excellent access with multiple access/egress points and exposure along 97 Street with 44,900± VPD



Various opportunities for grocery, restaurants, cafés, furniture, professional services, health and medical businesses

Vince Caputo MBA, SIOR
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BUILDING 2



BUILDING 3

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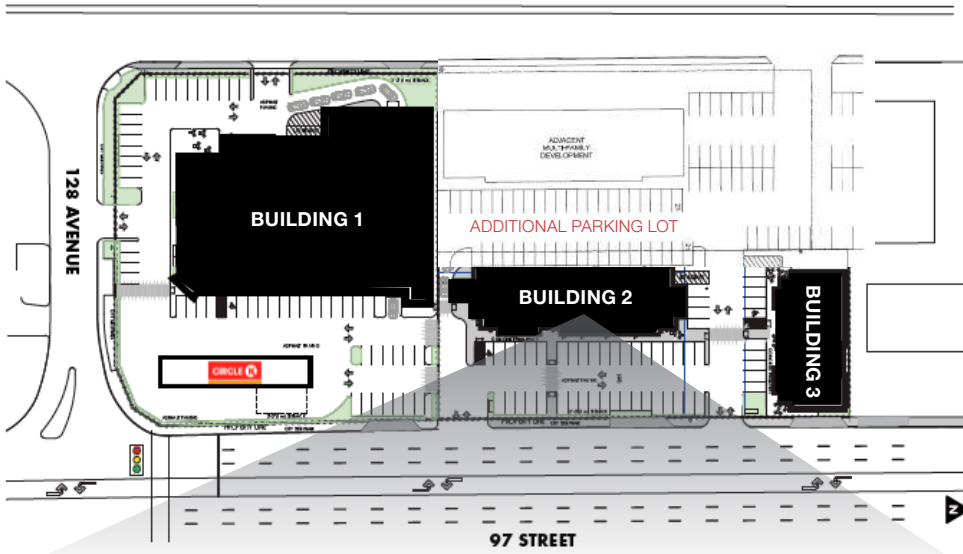
4601 99 Street NW
Edmonton, AB T6E 4Y1
780 436 7410
naiedmonton.com

97 ST & 128 AVENUE
EDMONTON, ALBERTA

FOR SALE OR LEASE



**NORTH
DISTRICT**

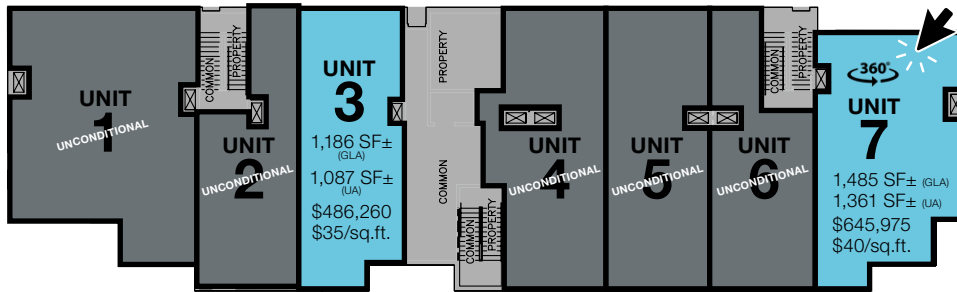


ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 2560KS, Block 11, Lot 1 Plan 1921944, Block 11, Lot 3A
BUILDING 2 & 3 OPERATING COSTS	\$11.00/sq.ft./annum (2022 estimate) Includes property taxes, building insurance, common area maintenance and management fees
ZONING	CSC (Shopping Centre Zone)
PARKING	115 stalls
SIGNAGE	Fascia and pylon (\$150/mo)
TI ALLOWANCE	Negotiable

BUILDING 2 - AVAILABLE

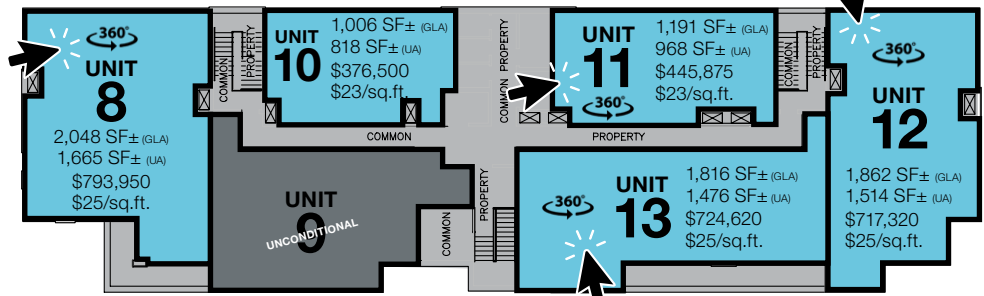
MAIN FLOOR - NET LEASE RATES \$35-40 PSF



BUILDING 2



2ND FLOOR - NET LEASE RATES \$23-25 PSF



GROSS LEASEABLE AREA (GLA);
USEABLE (DEVELOPABLE) AREA (UA)



UNIT 12 - SECOND FLOOR - END CAP UNIT



UNIT 7 - MAIN FLOOR - END CAP UNIT

6989-A VC22

NAI Commercial

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97 ST & 128 AVENUE
EDMONTON, ALBERTA

FOR SALE/LEASE



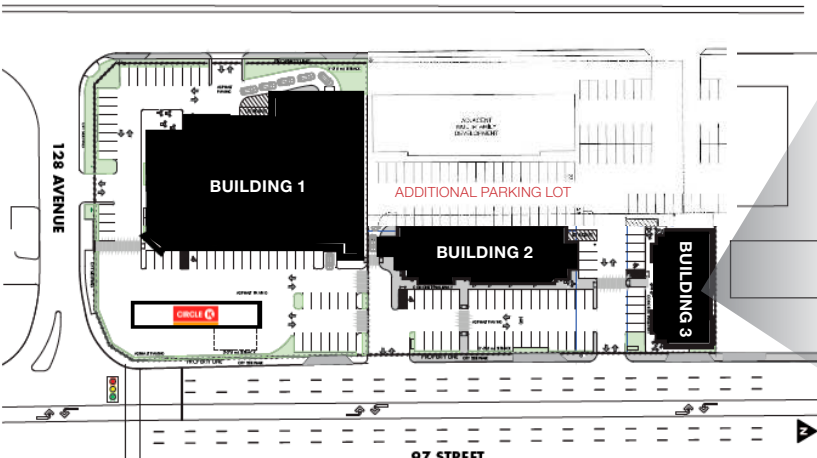
**NORTH
DISTRICT**



BUILDING 3	SIZE	NET LEASE RATES	OP COSTS	AVAILABILITY
MAIN FLOOR	Up to 5,762 sq.ft.±	\$35 - \$40 PSF	\$11 PSF	May 2022 Occupancy

BUILDING 3 FEATURES

- BOOK-END STAND-ALONE BUILDING WITH **EXCEPTIONAL VISIBILITY**
- TURN-KEY BUILDING AND SITE AMENITIES
- ABILITY TO CUSTOMIZE PROPERTY (DEPENDING ON CONSTRUCTION STAGE)
- PARKING: 8 FRONT STALLS WITH 2 LOADING STALLS AND UNRESERVED ACCESS TO ADDITIONAL PARKING LOT
- CEILING HEIGHT: 17'±
- POWER: 400 AMP; 600 VOLT
- **MULTIPLE DEMISING OPTIONS**



UNIT 1	UNIT 2	UNIT 3	UNIT 4
1,394± SF \$717,919	1,493± SF \$768,895	1,559± SF \$818,475	1,316± SF \$690,900

*SQUARE FOOTAGE DESCRIBED IS GROSS LEASEABLE AREA (GLA)

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97 ST & 128 AVENUE
EDMONTON, ALBERTA

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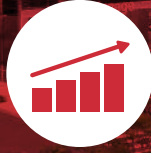
NORTH DISTRICT



44,900
VEHICLES PER
DAY ON 97
STREET AND 128
AVENUE



222,052
POPULATION
IN AREA



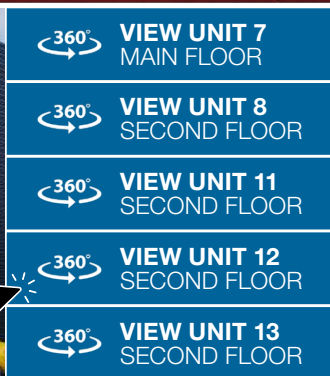
13.07%
POPULATION
GROWTH
2020-2025



77,405
EMPLOYEES
IN AREA



7,364
BUSINESSES
IN AREA



IDEAL FOR:

RESTAURANT

MEDICAL USE

BEAUTY SALON

NORTH DISTRICT

BUILDING 1
BUILDING 2
BUILDING 3

128 AVENUE
97 STREET

COMMUTE TO DOWNTOWN

10 MINS

20 MINS

19 MINS

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