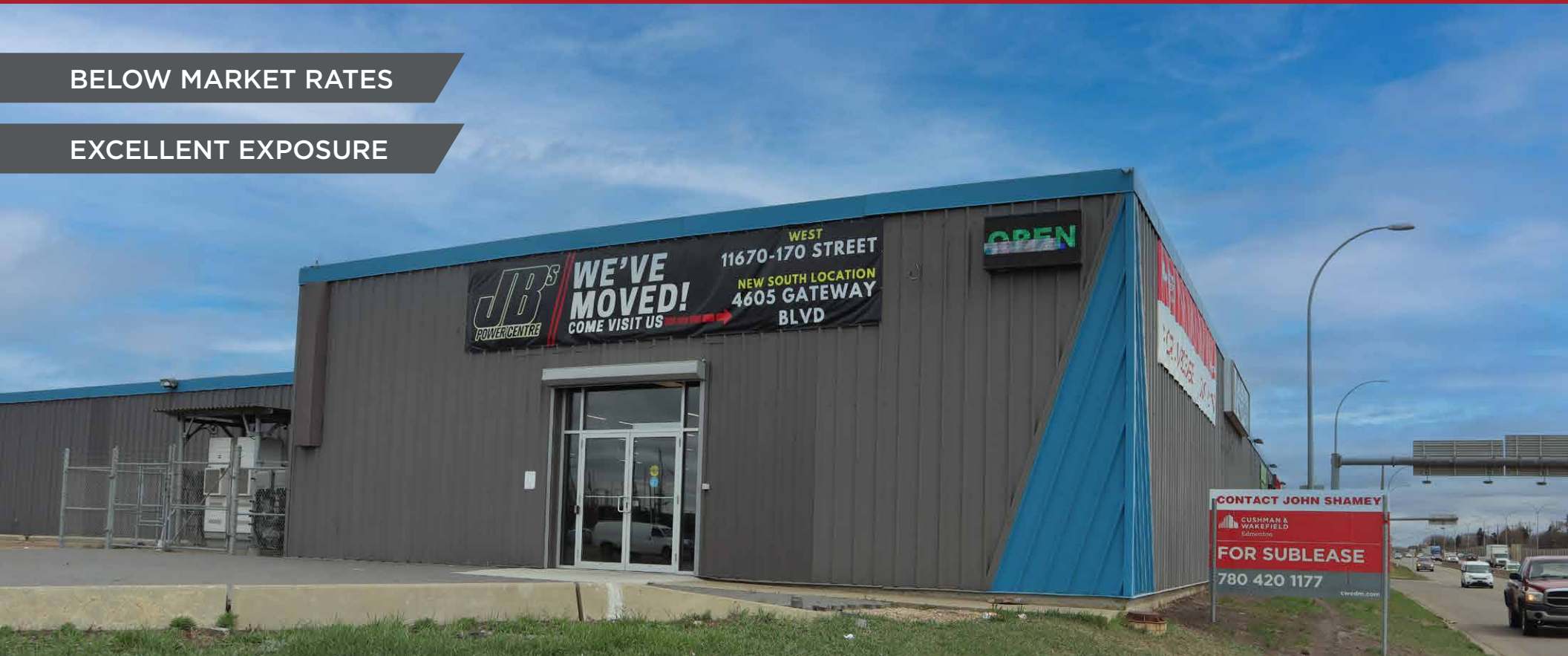


FOR SUBLEASE
**FORMER JB'S
POWER CENTRE**
12505 97 Street NW, Edmonton, AB



BELOW MARKET RATES

EXCELLENT EXPOSURE



CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

John Shamey
Partner
780-887-5646
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Cody Miner, B.COMM.
Sales Associate
403-877-9431
cody.miner@cwedm.com

THE OPPORTUNITY

Prime retail sublease opportunity along 97th Street. This exceptional offering comes with below market rental rates and additional rent, ensuring cost-effectiveness for prospective tenants. Situated for maximum visibility, the property enjoys excellent exposure to 97th Street and Yellowhead Trail, with a combined daily vehicle count of 122,500. The property also offers 5 overhead loading doors at grade for added amenity. This is the ideal location for retail businesses seeking a strategic location with high visibility and affordability.



127 AVENUE NW

97 STREET

ALBERTA
CYCLE

YELLOWHEAD TRAIL HIGHWAY



PROPERTY DETAILS

Municipal Address: 12505 97 St NW, Edmonton, AB

Zoning: General Commercial

Parking Area: 18 Parking Stalls

Building Size: +/- 10,000 SF

Ceiling Height: 13-15 Feet

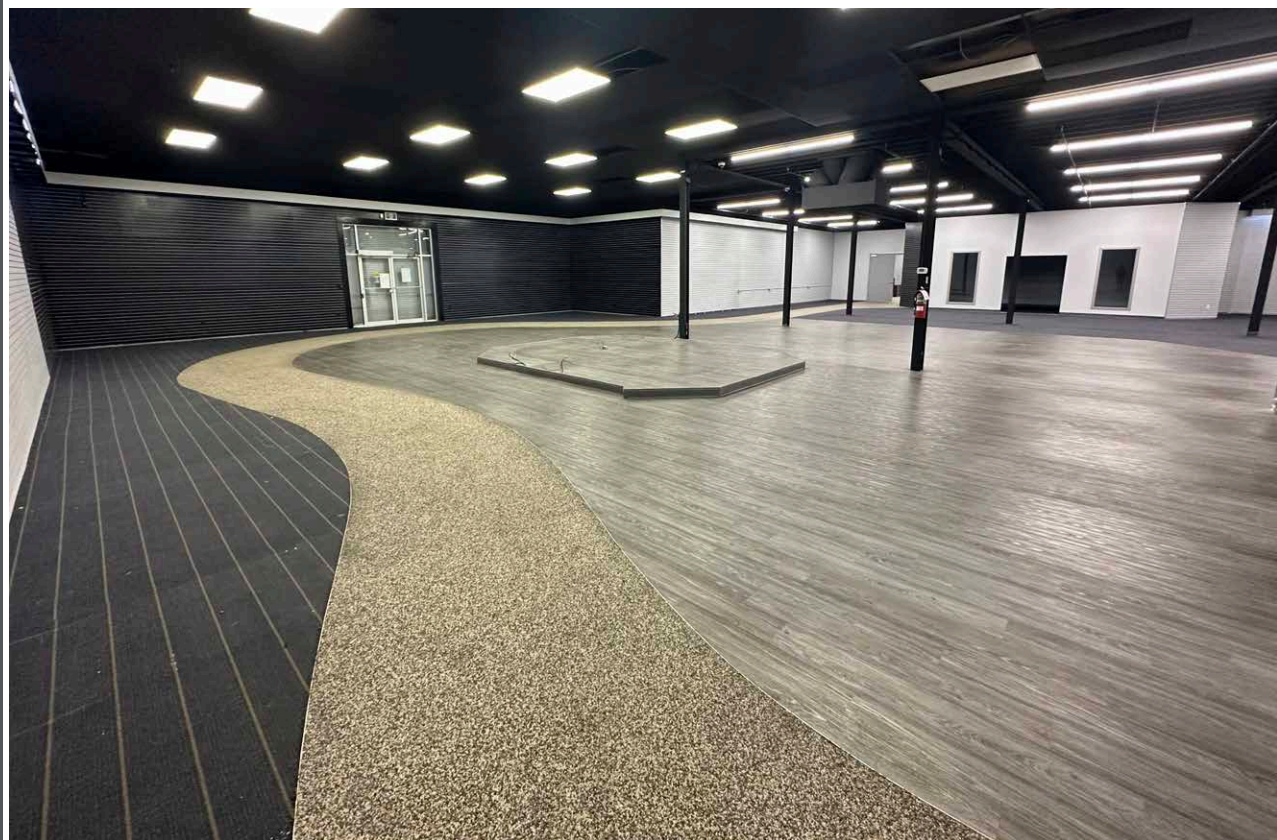
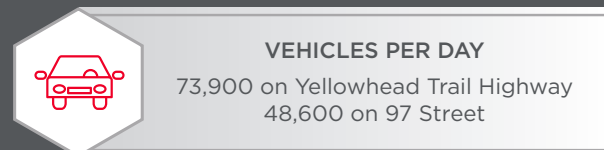
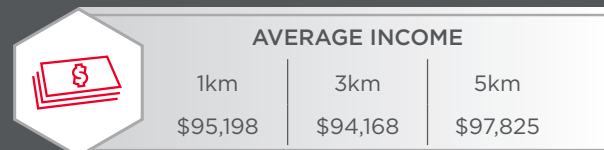
Availability: Immediately

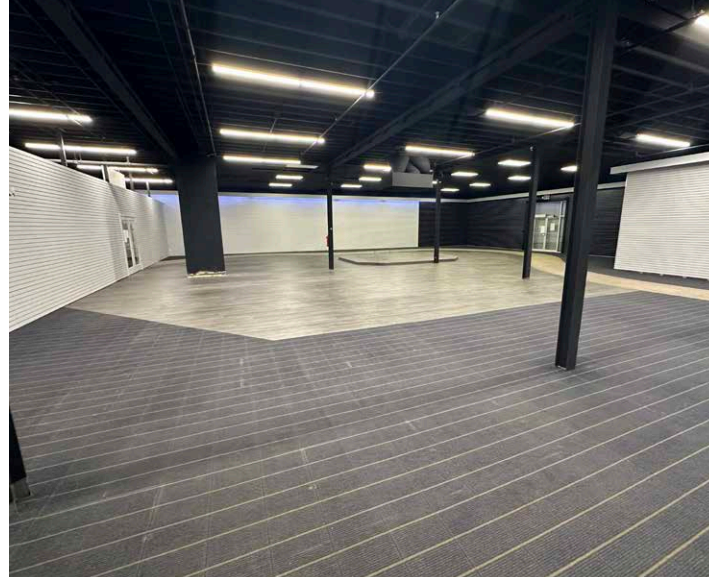
Lease Rate: \$8,958 per month

Additional Rent: \$11,197.50 per month

Lease Expiry: July 31, 2030

DEMOGRAPHICS





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