

FOR SUBLEASE

SECORD VILLAGE

SEC 231 STREET AND 97 AVENUE, EDMONTON, AB



1,200 SF AVAILABLE IMMEDIATELY



CUSHMAN & WAKEFIELD
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PROPERTY HIGHLIGHTS

- Easy access to Anthony Henday, Whitemud Drive and 231 Street.
- Close proximity to Stony Plain Road with a VPD of 38,232.
- Zoning: CN - Neighbourhood Commercial
- David Thomas School (K-9) adjacent to the property accommodates 900 students.
- EMSA West Soccer Complex located immediately to the west has 11 fields and is proposed to grow to 20 fields.

THE OPPORTUNITY

1,200 SF available for sublease.

Existing tenants include: Tim Hortons, Liquor Hut, PharmaSave, Subway, Petro Canada, Green Chili Pizza, Secord Pharmacy and Clinic, Star Learners Daycare.

PROPERTY DETAILS

Municipal Address: 22943 97 Ave NW,
Edmonton, AB T5T 7P5

Parking Area: Ample Parking

Availability: Immediately

Size: 1,200 SF

Additional Rent: \$21.00 per SF EST. (2025)

Lease Rate: Contact Agent



DEMOGRAPHICS

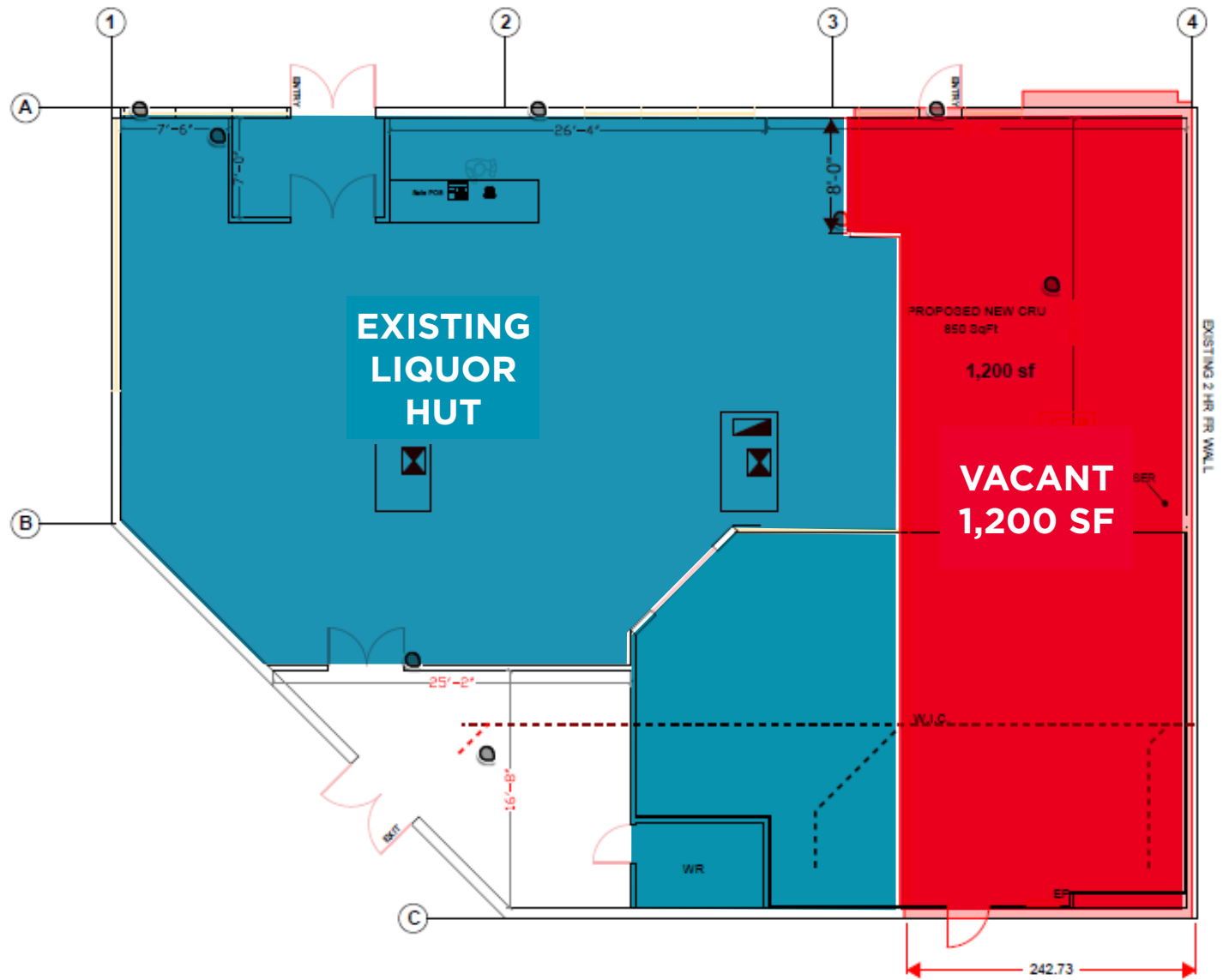
| POPULATION | POPULATION | | |
|------------|------------|--------|--------|
| | 1km | 3km | 5km |
| | 6,401 | 30,441 | 55,278 |

| HOUSEHOLDS | HOUSEHOLDS | | |
|------------|------------|-------|--------|
| | 1km | 3km | 5km |
| | 1,861 | 9,467 | 17,813 |

| AVERAGE INCOME | AVERAGE INCOME | | |
|----------------|----------------|-----------|-----------|
| | 1km | 3km | 5km |
| | \$155,953 | \$149,413 | \$148,897 |



SITE PLAN



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