

FOR LEASE

CENTURY PLAZA

11007 - 97 STREET NW,
EDMONTON, AB

 **CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

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May 2, 2024

INTERIOR PHOTOS



THE OPPORTUNITY

- High exposure retail development strategically located along 97th Street.
- Come join McCauley Community After School Care, Century Medical Clinic and Century Pharmacy.
- 97th Street sees over 17,800 vehicles per day!
- Over 4,876 residents within a 1km radius.
- High exposure signage opportunities available.
- (MU) Mixed Use Zoning allows for a wide variety of uses.

PROPERTY DETAILS

MUNICIPAL ADDRESS

11007 97 Street, Edmonton AB

LEGAL DESCRIPTION

Lot 24A, Block 35, Plan 1821097

ZONING

MU - Mixed Use Zone

NEIGHBOURHOOD

McCauley

BUILDING SIZE

Unit 1: 1,181 SF (±)

Unit 2: 1,134 SF (±)

PARKING

Rear surface parking onsite and surrounding

LEASE RATE

Market

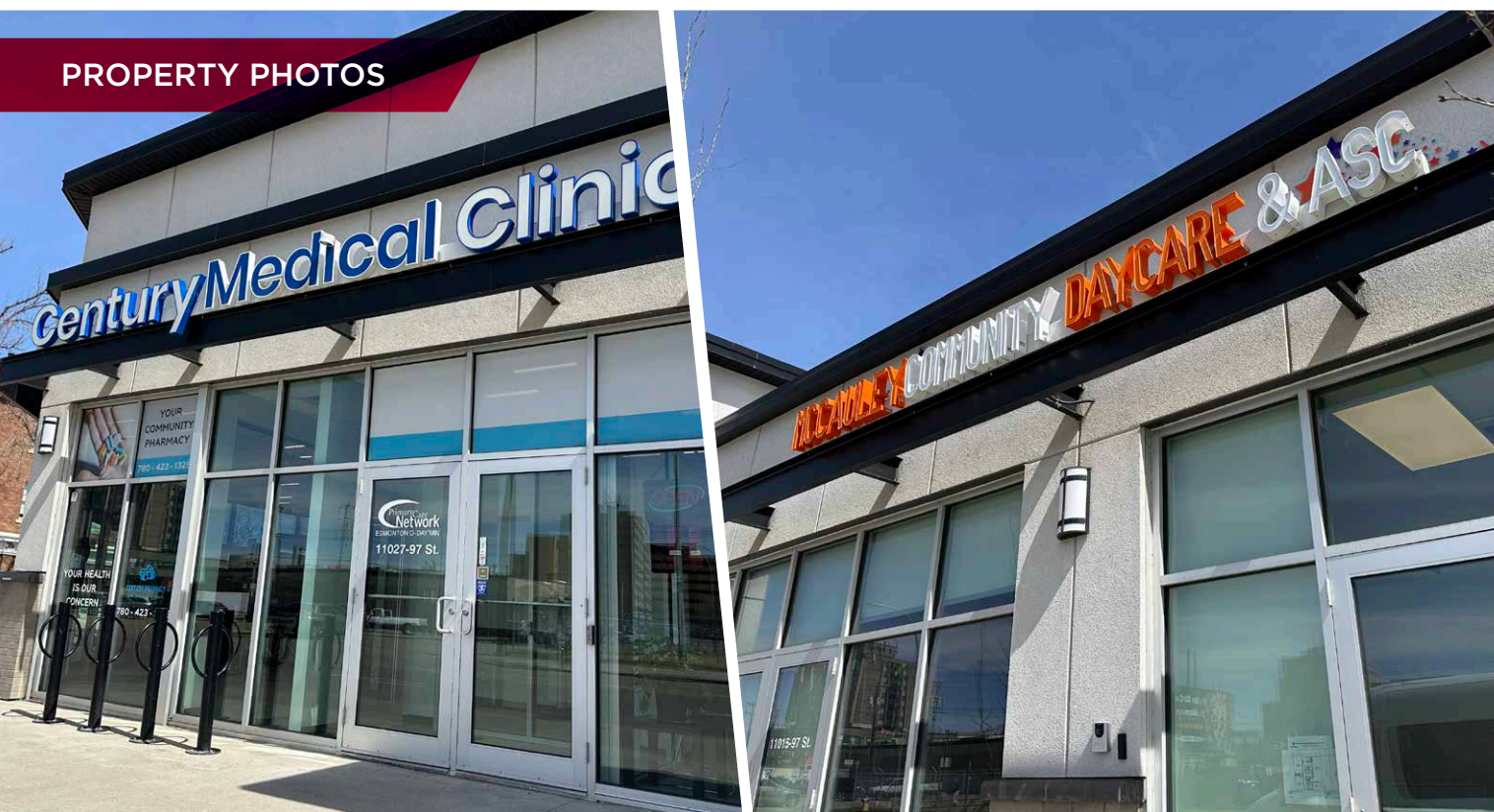
OPERATING COST

\$12.50 Per SF (2023)

AVAILABILITY

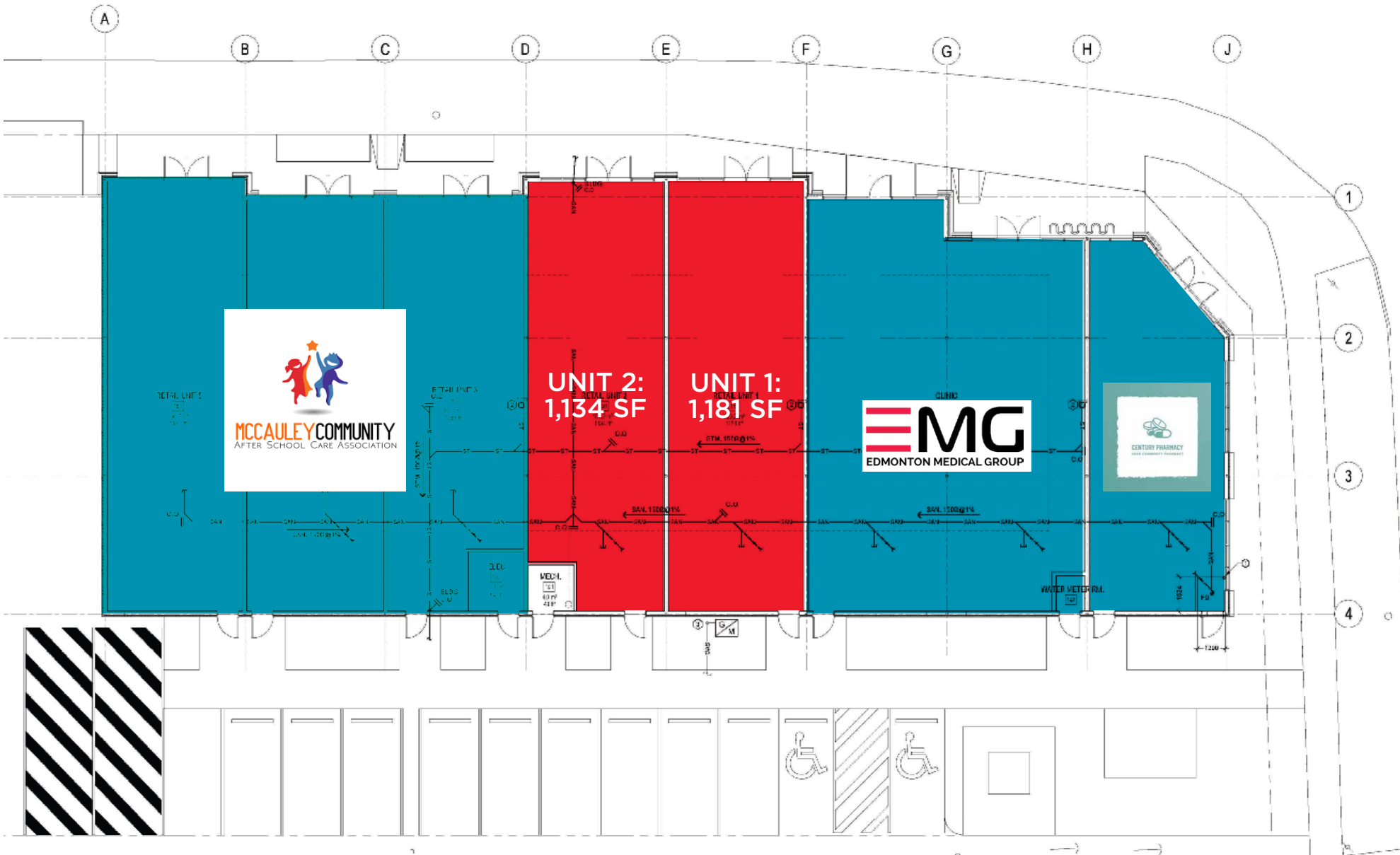
Immediately

PROPERTY PHOTOS



SITE PLAN

97 STREET NW (17,800 VPD)



SITE AERIAL



DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	10,830	92,778	218,932
	HOUSEHOLDS		
	1km	3km	5km
	4,873	13,896	36,705
	AVERAGE INCOME		
	1km	3km	5km
	\$76,893	\$88,419	\$100,048