

**FOR SALE**

# **NORTHGATE PROFESSIONAL BUILDING**

12940 - 97 Street NW, Edmonton, AB

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**REMAX**  
**COMMERCIAL**  
**Excel**

Each office is independently owned and operated.



# THE OPPORTUNITY

REMAX Commercial Excel is pleased to present the exclusive sale of the Northgate Professional Building, a fully tenanted two-storey mixed-use asset positioned on Edmonton's 97 Street NW arterial corridor.

The property delivers a stabilized rent roll anchored by an investment-grade pharmacy and medical clinic, complemented by a diversified mix of established retail and professional office tenants



ASSET SNAPSHOT	
<b>Total Building Area</b>	10,836 SF Rentable area, two storeys.
<b>Occupancy</b>	92.8% 9 of 10 suites leased.
<b>Anchor Lease</b>	10 Years Pharmacy and medical clinic until 2036.
<b>Tenancies</b>	8 Tenants Retail + professional office mix.
<b>Frontage</b>	97 Street NW A major north-south arterial.
<b>Available Unit</b>	778 SF Lease-ready second-floor suite.

# INVESTMENT HIGHLIGHTS

A complete Confidential Information Memorandum, including the detailed rent roll, financial underwriting, lease abstracts, capital expenditure summary, and operating data, is available to qualified investors upon execution of a Confidentiality Agreement.

**Contact Dale and Humaira for more information.**



## LONG-TERM ANCHOR

10-year pharmacy & medical clinic lease commencing 2026, with five contractual rent escalations and two five-year market-rate renewal options.



## CONTRACTUAL RENT ESCALATIONS

are substantially across all leases provide built-in NOI growth through hold period.



## DIVERSIFIED INCOME STREAM

across healthcare, convenience, cannabis retail, professional services, and security.



## A MAJOR NORTH-SOUTH ARTERIAL

located on Edmonton's 97 Street NW, this arterial connects downtown to the city's northern suburbs.



## ESTABLISHED RETAIL NODE

With surrounding multi-family and single-family residential demand drivers.



## PROFESSIONALLY MANAGED

Professionally managed by NADG (North American Development Group)



## ONE VACANCY

778 SF second-floor suite offering immediate lease-up upside.



## AERIAL VIEW



North elevation with full retail signage band and surface parking field along 97 Street NW

## ANCHOR CLINIC

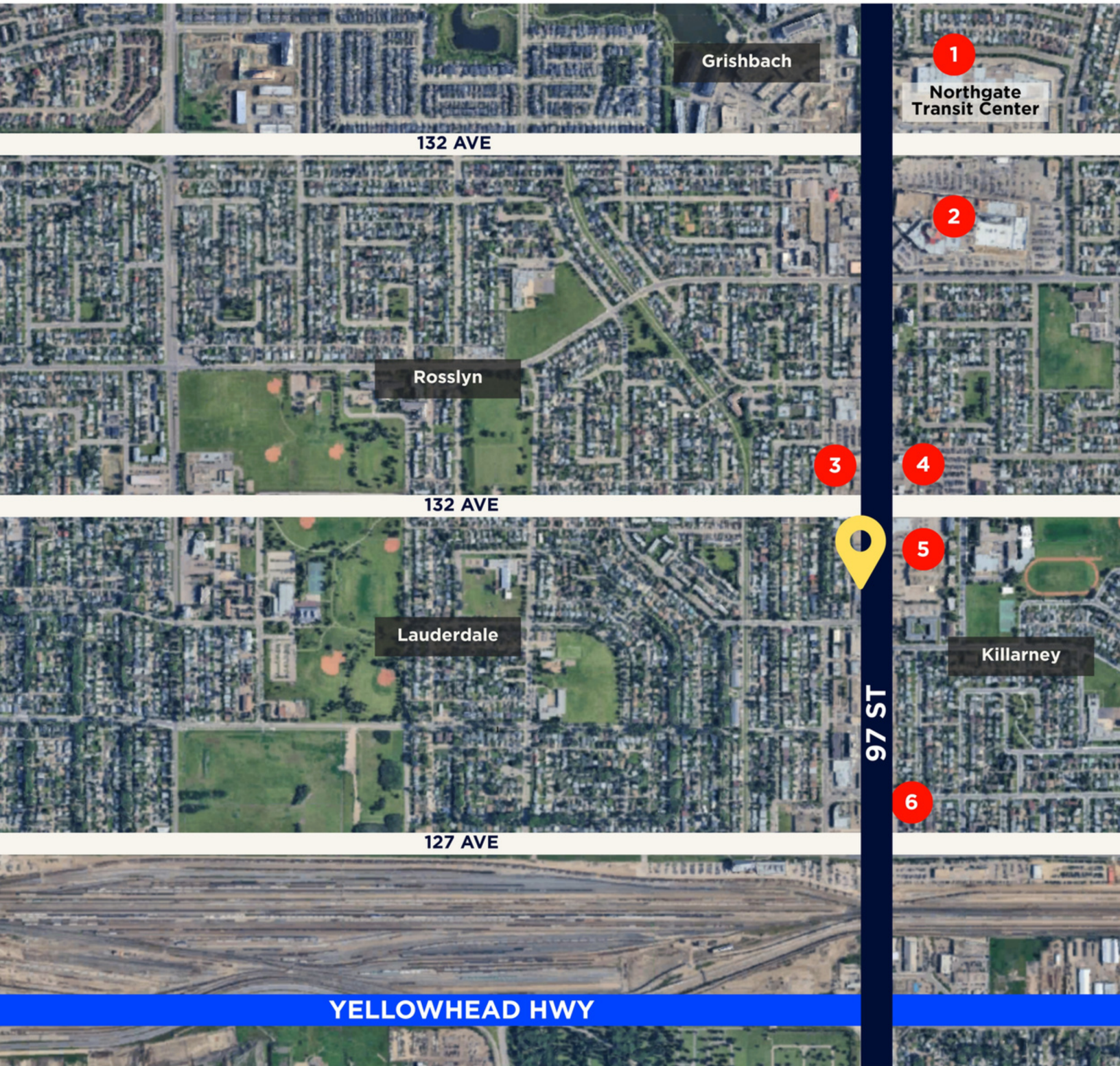


Pharmacy & medical frontage.

## SITE PLAN



Ground floor retail and second floor office layout.



# AREA AND LOCATION

12940 & 1290 - 97 Street, Edmonton, AB

Positioned along a prominent stretch of 97 Street NW, this property offers exceptional exposure, strong frontage, and high-visibility signage opportunities in one of north Edmonton's busiest commercial corridors.

Surrounded by mature residential neighbourhoods and steady commuter traffic, the site benefits from a consistent customer base and strong day-to-day activity.

Its location provides direct access to Downtown Edmonton, Yellowhead Trail, and key arterial routes, supporting a wide range of retail, medical, and service-oriented uses.

This is a well-located opportunity within a proven corridor. It is an ideal spot for tenants seeking visibility, accessibility, and long-term growth potential.

Northmount

Glengarry

1 **Northgate**  
CENTRE

2 **NORTH TOWN** Strip Mall  
Shopping Center

3 **Scotiabank**

4   
CHEVROLET

5 **TOYS R US**

6 **THE CANADIAN**  
BREWHOUSE

## NEIGHBOURHOOD DEMAND DRIVERS

- **Residential:** Mature surrounding neighbourhoods
- **Healthcare:** Pharmacy & Clinic Anchor
- **Daily-Needs:** Convenience & Services
- **Transit:** ETS Bus stop at frontage
- **Parking:** On-site surface lot
- **Visibility:** Pylon & Fascia signage

## ACCESS POINTS

**5 MIN**

Drive to Northgate Centre

**5 MIN**

Drive to North Town Centre

**3 MIN**

Drive to Yellowhead Trail:

The Northgate Professional Building benefits from a balanced tenant roster that combines essential-service retail, healthcare, and professional office uses – the categories that have consistently demonstrated the strongest durability through cycles.

No single non-anchor tenant exceeds approximately eleven percent of the building’s leased area, and contractual escalations are embedded across substantially the entire rent roll.

## CURRENT TENANT ROSTER

TENANT	USE	SUITE	AREA (SF)	LEASE EXPIRY	RENEWAL OPTIONS
<b>Procure Pharmacy &amp; Medical Clinic</b>	Retail anchor	12940A	3,331	Jan 2036	2 × 5 yr (market)
<b>7 Oceans Convenience Store</b>	Retail	12948	1,134	Jul 2030	1 × 5 yr (market)
<b>Pop’s Cannabis</b>	Cannabis retail	12950	1,200	Sep 2030	1 × 5 yr (market)
<b>Handis Inc.</b>	Engineering office	200 & 201	2,055	Jul 2028	none
<b>K9 Fortress Security Inc.</b>	Office	200-D	173	Mar 2030	none
<b>Bee &amp; Beauté Laser Skincare</b>	Personal services	202	1,017	Feb 2031	none
<b>Osman Contracting Ltd.</b>	Office	203	828	Jan 2028	none
<b>Harmony Accounting &amp; Tax</b>	Professional office	204	320	Aug 2027	1 × 3 yr (market)
<b>Available – second floor suite</b>	office	200-C	778	Lease-ready	n/a

## BUILDING TOTAL

Area: 10,836 SF | 92.8% Occupied

The roster is led by Procure Pharmacy & Medical Clinic on a 10-year anchor lease running to 2036, providing the income foundation through the next investment cycle. The remaining suites are spread across daily-needs retail (convenience and cannabis)

and professional office uses (engineering, accounting, contracting, security, and personal services), producing a tenant mix that has historically shown strong durability through both expansion and downturn periods.

# ESTABLISHED TRADE AREA, LONG-TERM DEMAND

The asset is located on 97 Street NW, one of Edmonton's most heavily-travelled north-south arterials, which carries commuter and commercial traffic between downtown Edmonton, the city's mature northern residential neighbourhoods, and CFB Edmonton.

The immediate trade area is anchored by long-established residential districts surrounding Northgate and is characterized by a stable working-population base and consistent daily-needs retail demand.

Direct arterial frontage and on-site surface parking provide high-visibility customer access for the ground-floor retail tenancies. The surrounding node features a complementary mix of multi-family residential, established single-family homes, schools, and community retail – all of which drive consistent foot traffic to anchor uses such as pharmacy, medical, and convenience.

97 ST NW	DOWNTOWN	CFB EDMONTON
Major Arterial Frontage	Direct connection south	Connection north via Hwy 28

## WHY HOLD ON LONG-TERM?

The combination of an arterial location, a healthcare-anchored ground floor, and a diversified upstairs office mix creates the structural conditions for durable income through real-estate cycles. Healthcare and convenience are among the most recession-resilient retail categories.

Built-in contractual escalations across substantially every lease drive organic NOI growth without reliance on lease-up risk, and the single available second-floor suite provides incremental upside for an incoming purchaser.





# CONTACT

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