PLAZA 97: RETAIL SPACE

FOR LEASE
12451 97 Street NW, Edmonton, Alberta

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OPPORTUNITY

Opportunity to lease a fully built out 1,515 SF retail unit at Plaza 97, a multi-tenant retail centre on 97 Street NW, immediately south of Yellowhead Trail in north-central Edmonton.

The unit offers an opportunity for businesses seeking retail space along a prominent commercial corridor, with convenient access to Yellowhead Trail and exposure along 97 Street NW. The centre features a mix of established retail and service tenants, complemented by on-site parking and strong accessibility for customers and staff.

PROPERTY SNAPSHOT	
Address	12451 97 Street NW, Edmonton, AB
Legal Address	Lots A & D, Block 11, Plan 5701HW
Property Type	Strip retail centre
Leasable Area	±1,515 SF
Zoning	CG — General Commercial
Parking	±38 surface stalls (±2.86 per 1,000 SF)
Signage	Above door facing 97 St
Lease Structure	Triple net
Operating costs	$14.00/SF (2026)

ON-SITE PARKING
for guests and customers.

CENTRAL LOCATION
near LRT and mature neighbourhoods.

GREAT INVESTMENT
move-in ready.













AVAILABLE UNIT





Former cannabis retail unit: open sales floor with full glass storefront and vestibule, built-in sales counter, and back-of-house with one private office, one washroom, a storage/receiving room, a utility closet, and a rear exit.

DEMOGRAPHICS

POPULATION
199,595 | Residents within 5 km

TRAFFIC
49,800 | Vehicles per day on 97 Street NW

AVERAGE INCOME
Individual: $82.7k | North Central District figure

HOUSING
Owner: 63.6% | Renter: 36.4%



Plaza 97 fronts 97 Street NW immediately south of Yellowhead Trail, at the intersection of major north-side corridors. 97 Street carries approximately 49,800 vehicles per day past the site.

Storefronts and the digital billboard read directly to 97 Street, and the Yellowhead interchange sits roughly 400 metres north of the site — putting Northgate Centre, NAIT and Kingsway within a five-minute drive and downtown within seven.



CONTACT

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