

FOR LEASE

±12,500 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



13120 - 97 Street NW, Edmonton, AB

COMING SOON ARH PROFESSIONAL CENTER

Property Highlights

- Demisable floor plan allows for multiple flexible configurations
- Right on 97th Street, offering high exposure with over 38,400 vehicles per day.
- Conveniently located within walking distance to major transit route
- Local businesses nearby include Starbucks, Tim Hortons, 97 Street Liquor Store, Sirene Boutique, Scotiabank and many more.
- Exceptional parking convenience – 30+ stalls in the adjoining lot.
- Building includes an elevator for convenient access



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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Coming soon ARH Professional Center

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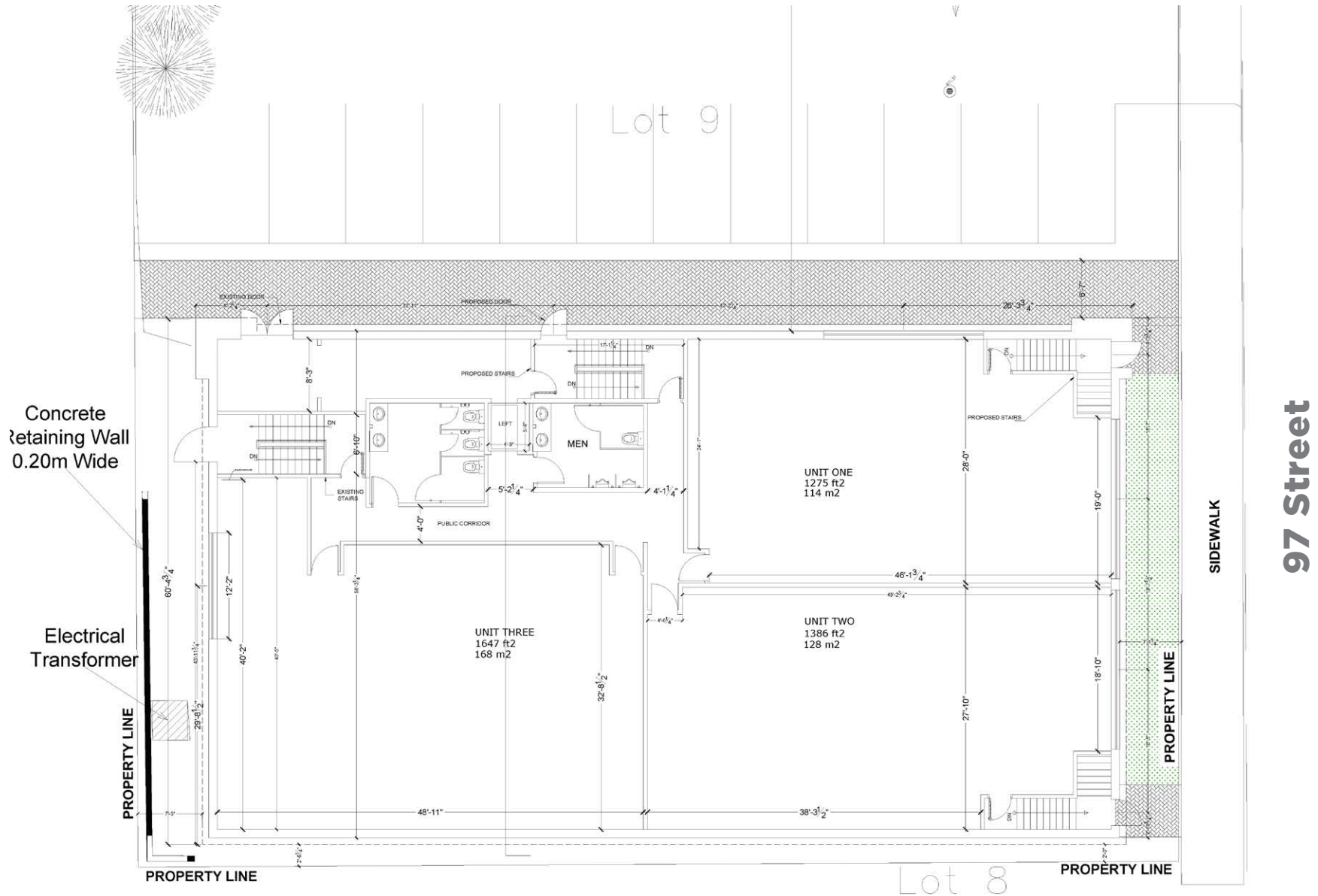
Demographics within 5KM



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Proposed Upper Floor Plan



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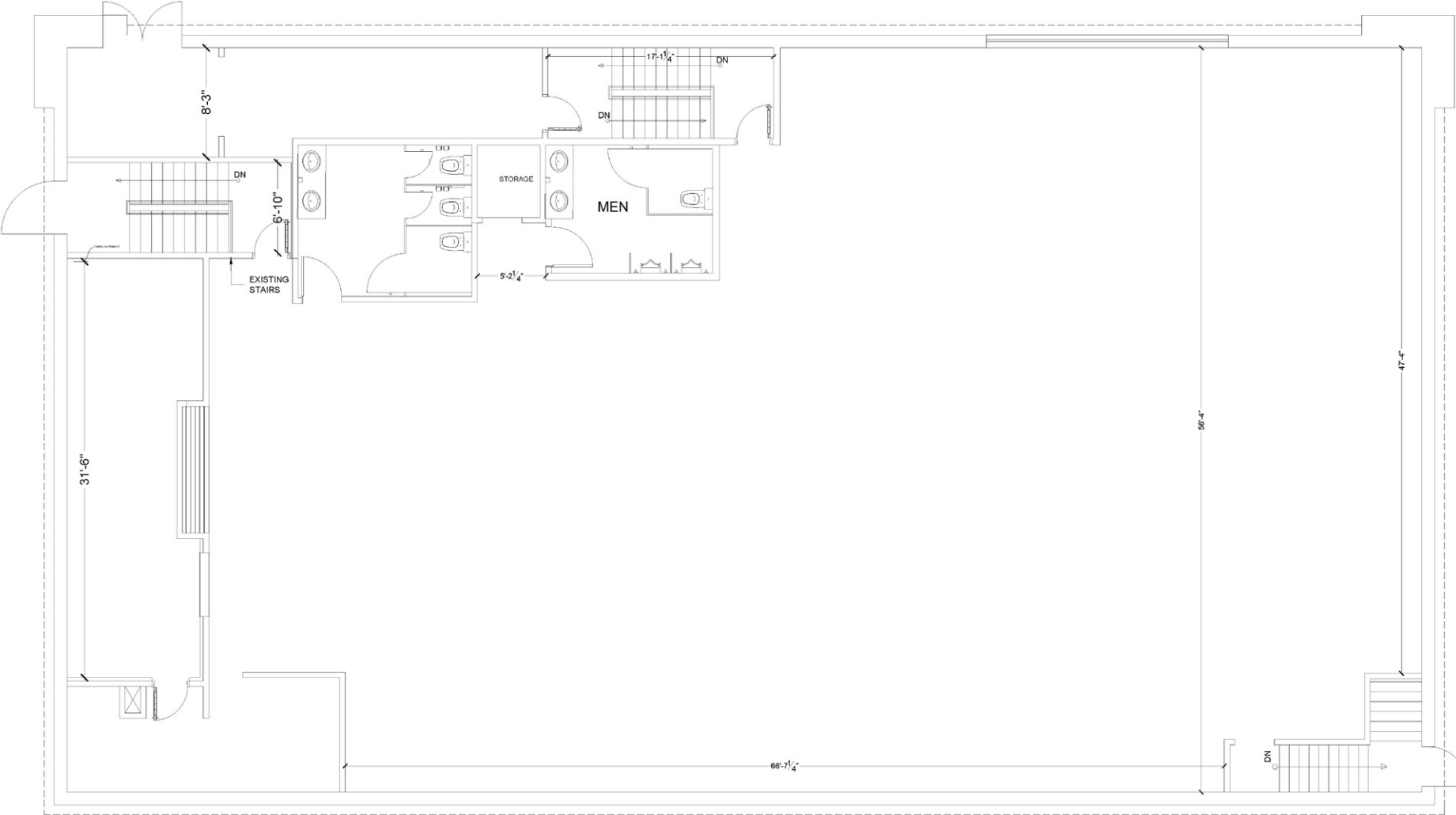
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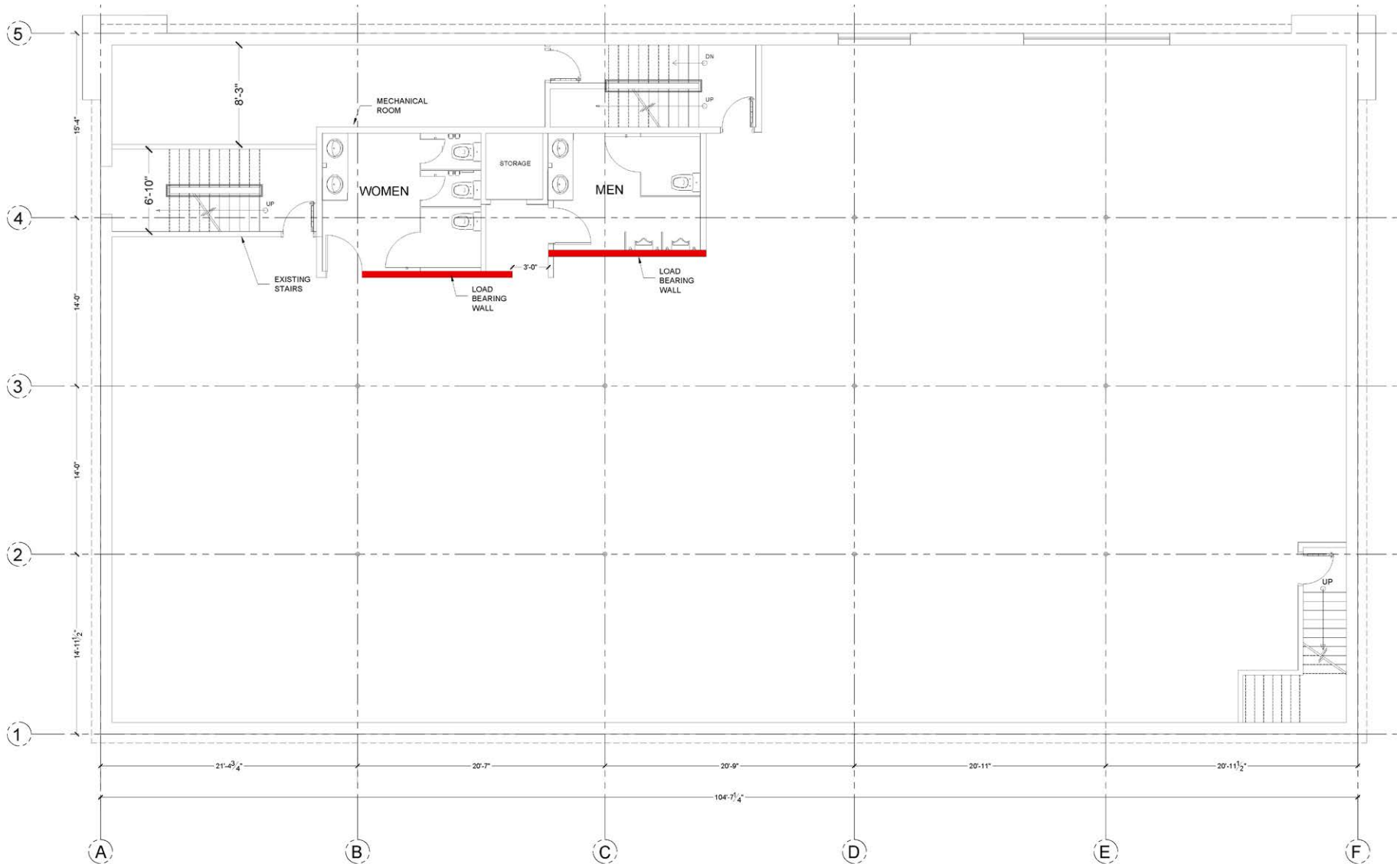
Existing Upper Floor Plan



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Existing Basement Floor Plan



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Property Information

Municipal Address: 13120 - 97 Street, Edmonton, AB

Legal Address: Plan 618KS, Block 10, Lot 9,11

Building Size: 12,500 Sq. Ft. (+/-)

Lot Size: 22,460 Sq. Ft. (+/-)

Zoning: MU (Mixed-Use)

Parking: Substantial parking (over 30 Stalls)

Possession: Completion Q1 of 2026

Contact

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Lease Rate: Market

Op Costs: TBD

