

17,500 SF± AVAILABLE FOR IMMEDIATE POSSESSION



North City Centre

MID-BOX LEASING OPPORTUNITY IN NORTHWEST EDMONTON

13204 - 137 AVENUE NW, EDMONTON, AB

FOR LEASE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410








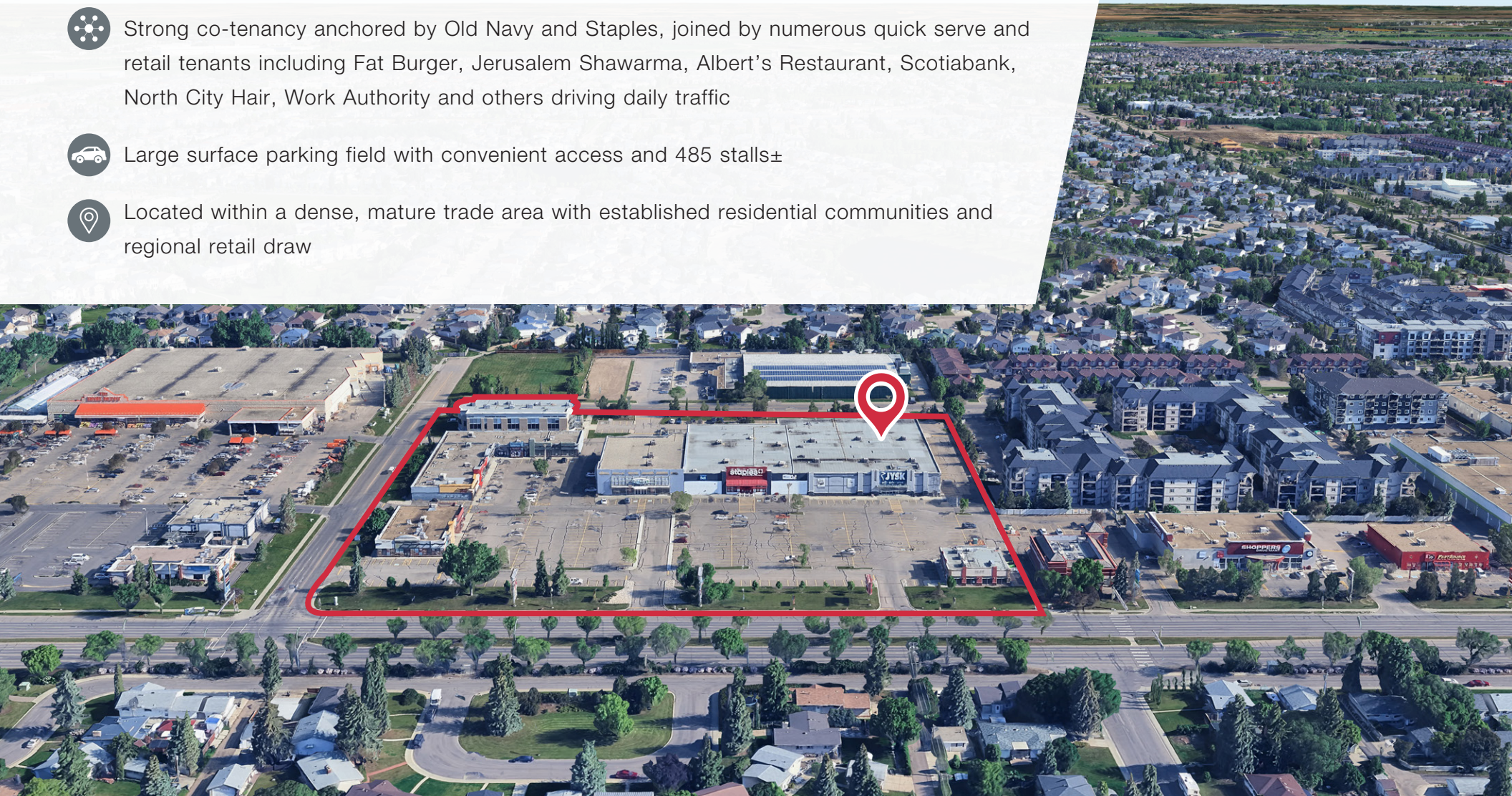
NAI EDMONTON.COM

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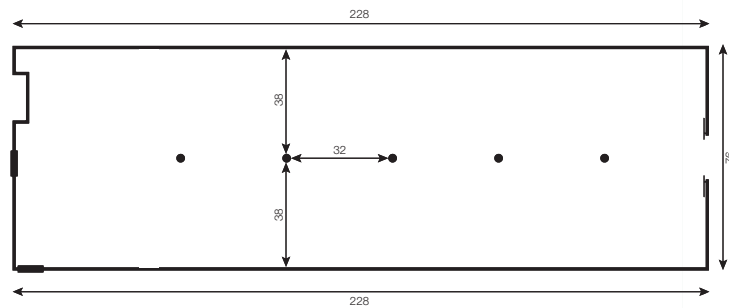
Property Highlights

-  17,500 SF± mid-box retail opportunity in a well-established northwest Edmonton power centre
-  Prime exposure to 137 Avenue with unobstructed sightlines and exposure to over 35,000 vehicles per day
-  Strong co-tenancy anchored by Old Navy and Staples, joined by numerous quick serve and retail tenants including Fat Burger, Jerusalem Shawarma, Albert's Restaurant, Scotiabank, North City Hair, Work Authority and others driving daily traffic
-  Large surface parking field with convenient access and 485 stalls±
-  Located within a dense, mature trade area with established residential communities and regional retail draw



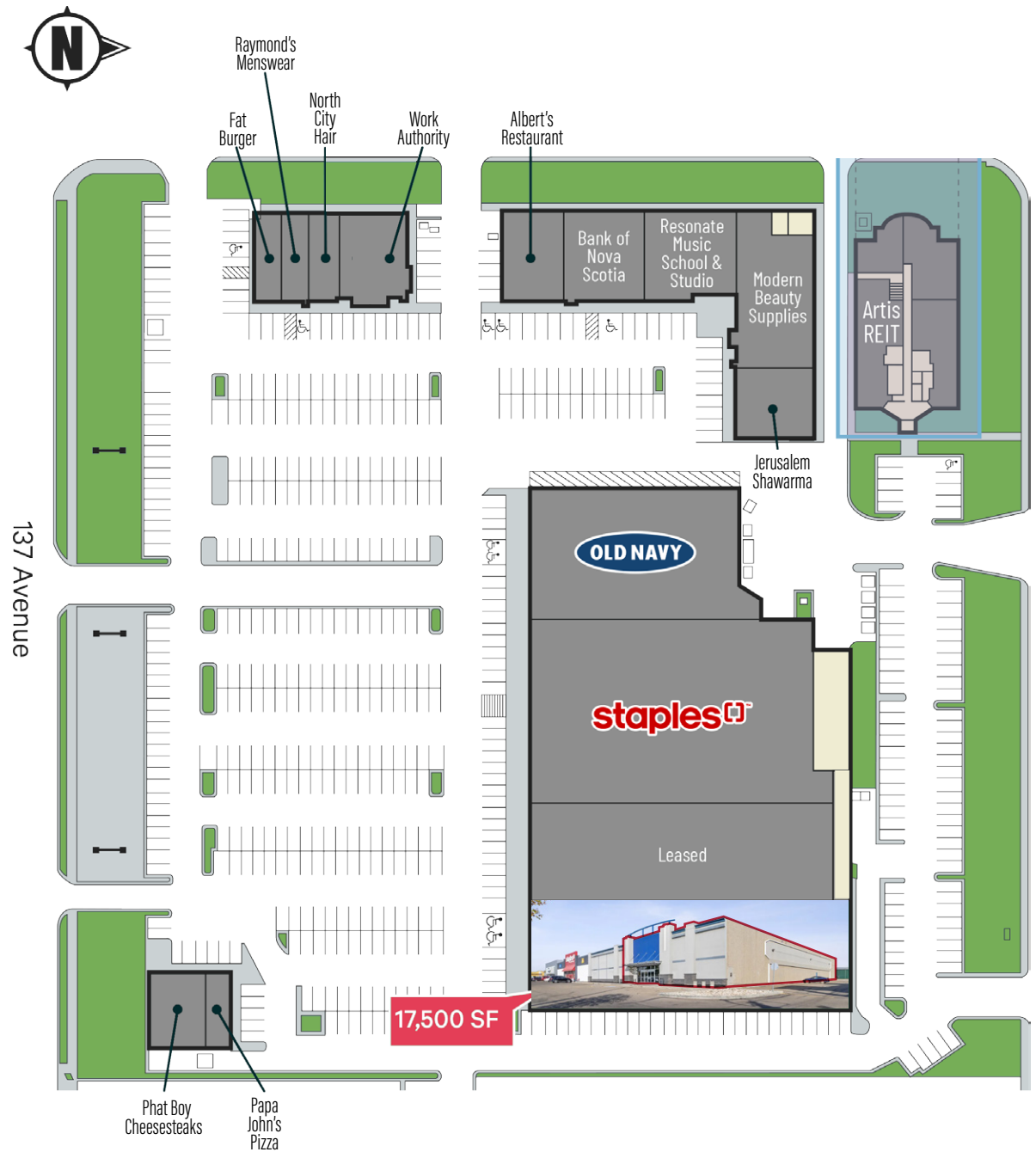
ADDITIONAL INFORMATION

AREA AVAILABLE	17,500 SF±
LEGAL DESCRIPTION	Plan 0420355, Block A, Lot 11
AVAILABLE	Immediately
ZONING	Mixed Use (MU h16 f0.5)
LOADING	Dock and grade
PARKING	485 stalls±
NET LEASE RATE	Market
OPERATING COSTS	\$13.50/SF/annum (2025 budget) Includes building insurance, property taxes, common area maintenance, and management fees



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

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 146,540
POPULATION

 63,423
EMPLOYEES

 4,327
BUSINESSES

 \$3.99B
TOTAL CONSUMER
SPENDING

 31,900 VPD
137 AVENUE NW
131 STREET NW E

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2025 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS