



ONE AT 97

RETAIL UNITS FOR SALE OR LEASE

5008 - 97 STREET **Q4 2026 POSSESSION**
EDMONTON, AB

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



Ollie Mac
REALTY LTD.

EXCITING NEW RETAIL OPPORTUNITY AT THE CORNER OF 97 STREET & 51 AVENUE

Be part of a brand-new commercial development in a high-traffic, highly visible location along one of South Edmonton's key corridors. This modern retail plaza offers flexible unit sizes and excellent exposure, ideal for a wide range of retail, service, and office uses.

PROPERTY HIGHLIGHTS

-  **Location:** Prominent corner of 97 Street & 51 Avenue
-  **Available Area:** Units starting from 900 SF± up to 4,642 SF±
-  **Contiguous Options:** Units can be combined for larger spaces
-  **Access & Visibility:** Excellent exposure to 97 Street with easy access and ample on-site parking
-  **Possession:** Q4 2026 Possession
-  **Ideal For:** Retail, restaurant, showroom, professional services, medical, wellness, daycare and fast food drivethru

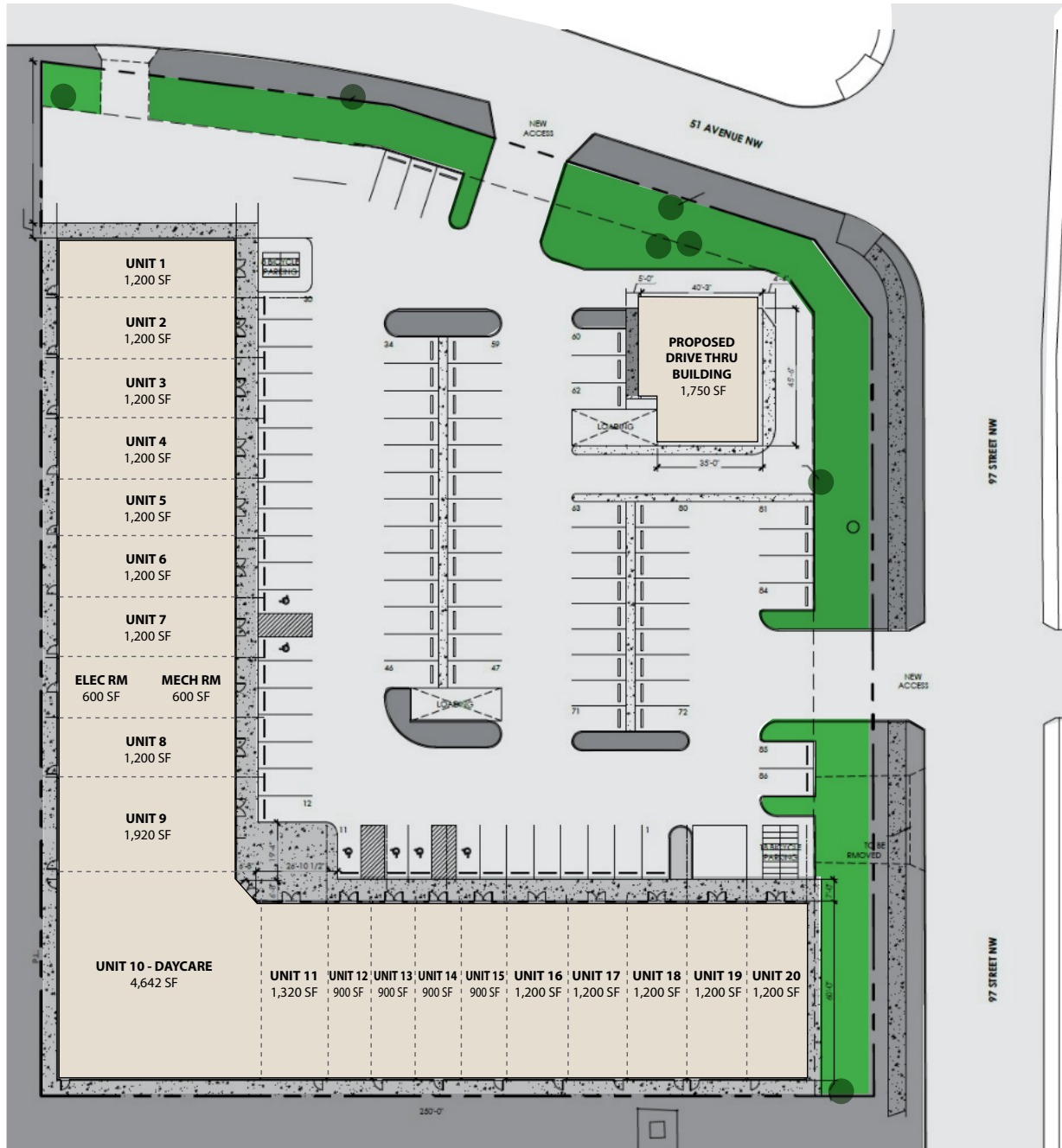
Opportunities Available for Both Sale & Lease

RENDERING

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ADDITIONAL INFORMATION

Legal Description:

Plan 7721481 Blk 2 Lot 7

Sizes Available:

Starting from 900 SF± up to 4,642 SF±

Zoning:

Business Employment (BE)

Parking:

6 accessible stalls, 86 surface stalls,
18 bicycle stalls

Sale Price:

Starting from \$499,000

Condo Fees/Taxes:

\$4.20/SF (2025)

Net Rental Rate:

Starting from \$38/SF

Additional Rent:

\$11.50/SF

Anticipated Occupancy:

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DEMOGRAPHICS (2025 Costar - 3km radius)


 Daytime Traffic (51 Ave West of 97 St)
18,810 VPD


 Population
47,656

 # of Households
19,344

 Average Household Income
\$96,078

 # of Employees
55,995

 # of Businesses
4,122

 Consumer Spending
\$1.3B

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