

## \$641,500 - 12840 97 St Nw Nw, Edmonton

MLS® #E4222992

**\$641,500**

Bedroom, Bathroom, 1,320 sqft

Retail on 0.00 Acres

Lauderdale, Edmonton, AB

\*\*\*\*NEW PRICING \*\*\* Unique Owner/User & Leasing Opportunities with unit sizes ranging from 1,249 sq.ft.±. Join Circle K and other prominent retailers in an exciting redevelopment that will serve as a retail gateway to the north side of Edmonton. Building 3: Offers exceptional visibility and naming signage plus up to 1,000+ sq.ft. of exclusive use area idea for child care operators. Excellent access with multiple access/egress points and exposure along 97 Street with 44,900± VPD. Various opportunities for grocery, restaurants, caf  s, furniture, professional services, health and medical businesses.

Built in 2020

### Essential Information

MLS® #	E4222992
Price	\$641,500
Square Footage	1,320
Acres	0.00
Year Built	2020
Type	Retail

### Community Information

Address	12840 97 St Nw Nw
Area	Edmonton



Subdivision	Lauderdale
City	Edmonton
Province	AB
Postal Code	T5E 4C3

### Exterior

Construction	Mixed
--------------	-------

### Additional Information

Date Listed	December 11th, 2020
-------------	---------------------

Zoning	MU
--------	----

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 5th, 2024 at 6:16am MDT