

FOR SALE

# 13029 97TH STREET, EDMONTON, AB

41,043 square feet of space in Edmonton, Alberta.  
Located 1 km south of Northgate Centre.

## KEY FACTS

### Retail Space Available

41,043 sf

### Property Size

2.70 acres approx.

### Frontage

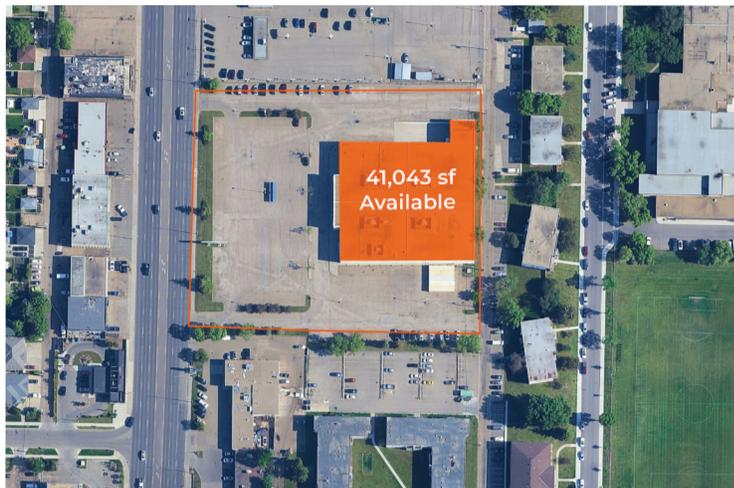
290 feet approx.

### Depth

415 feet approx.

## PLANS

## SITE PLAN



## DEMOGRAPHICS

### 2024 Est. Population

73,422 (3km radius)    223,908 (5 km radius)

### Avg. Hsld. Income

\$90,060 (3km radius)    \$92,621 (5 km radius)

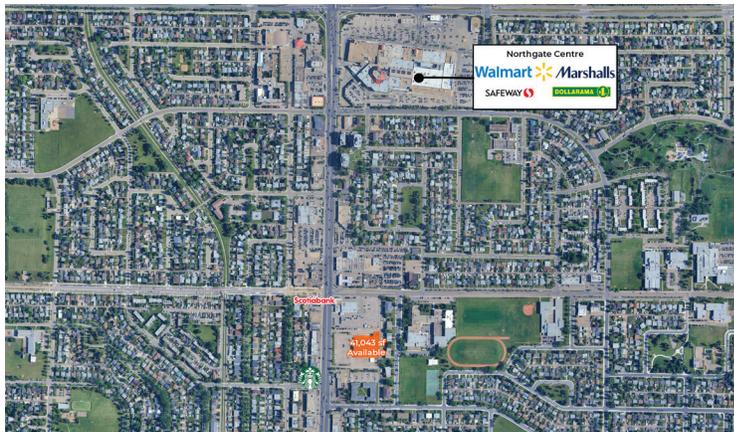
### Median Age

38.9 (3km radius)    38.8 (5 km radius)

### % Pop. Change 2024-2029

9.4% (3km radius)    8.7% (5 km radius)

## AREA MAP



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