

HIGH PROFILE RETAIL OPPORTUNITY!



**2,639 sq. ft. Available**

**PROPERTY FACTS & FEATURES**

- Sublease Rate: \$18.00 per sq. ft.
- Sublease Expiry: July 31, 2019
- Operating costs of \$10.00 per sq. ft. (Estimated for 2017)
- Prime location at the key intersection of 97th Street and 135th Avenue
- In excess of 59,000 vpd pass the Rosslyn Shopping Centre along 97th Street and over 48,900 vpd pass along 137th Avenue
- Excellent exposure and access along 97th Street, including all directional access at the 135th Avenue controlled intersection
- Ample parking in front and rear
- Other retailers in the area include: Safeway, T&T Supermarket, Shoppers Drug Mart, Boston Pizza, WalMart, Indigo Books and London Drugs



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**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR SUBLEASE

# ROSSLYN SHOPPING CENTRE

13546 - 97 Street, Edmonton, AB

## Site Plan



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