



HIGH-DEMAND CORRIDOR

BUILT-IN CUSTOMER VOLUME



Drive-Thru Retail Opportunity

HIGH-EXPOSURE CORNER AT 97 STREET & 50 AVENUE

1,750 SF 5008 97 St Edmonton, Alberta

With anticipated completion in Q1 2027, this is a limited opportunity to establish your brand in a high-growth, high-visibility location. Early commitments allow for optimal positioning within the site and potential customization for tenant requirements.

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DETAILS

MUNICIPAL ADDRESS

5008 97 St Edmonton, Alberta

AREA

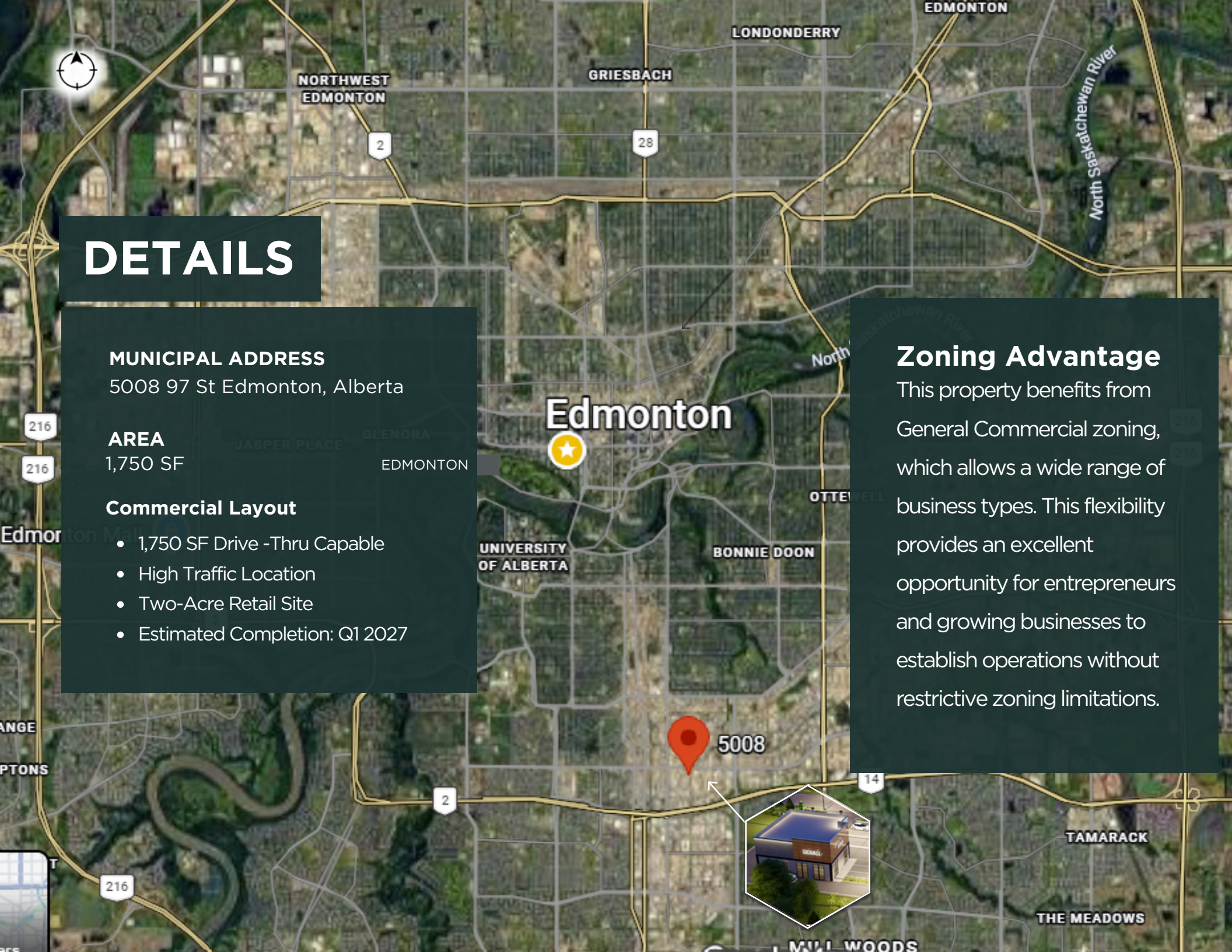
1,750 SF

Commercial Layout

- 1,750 SF Drive -Thru Capable
- High Traffic Location
- Two-Acre Retail Site
- Estimated Completion: Q1 2027

Zoning Advantage

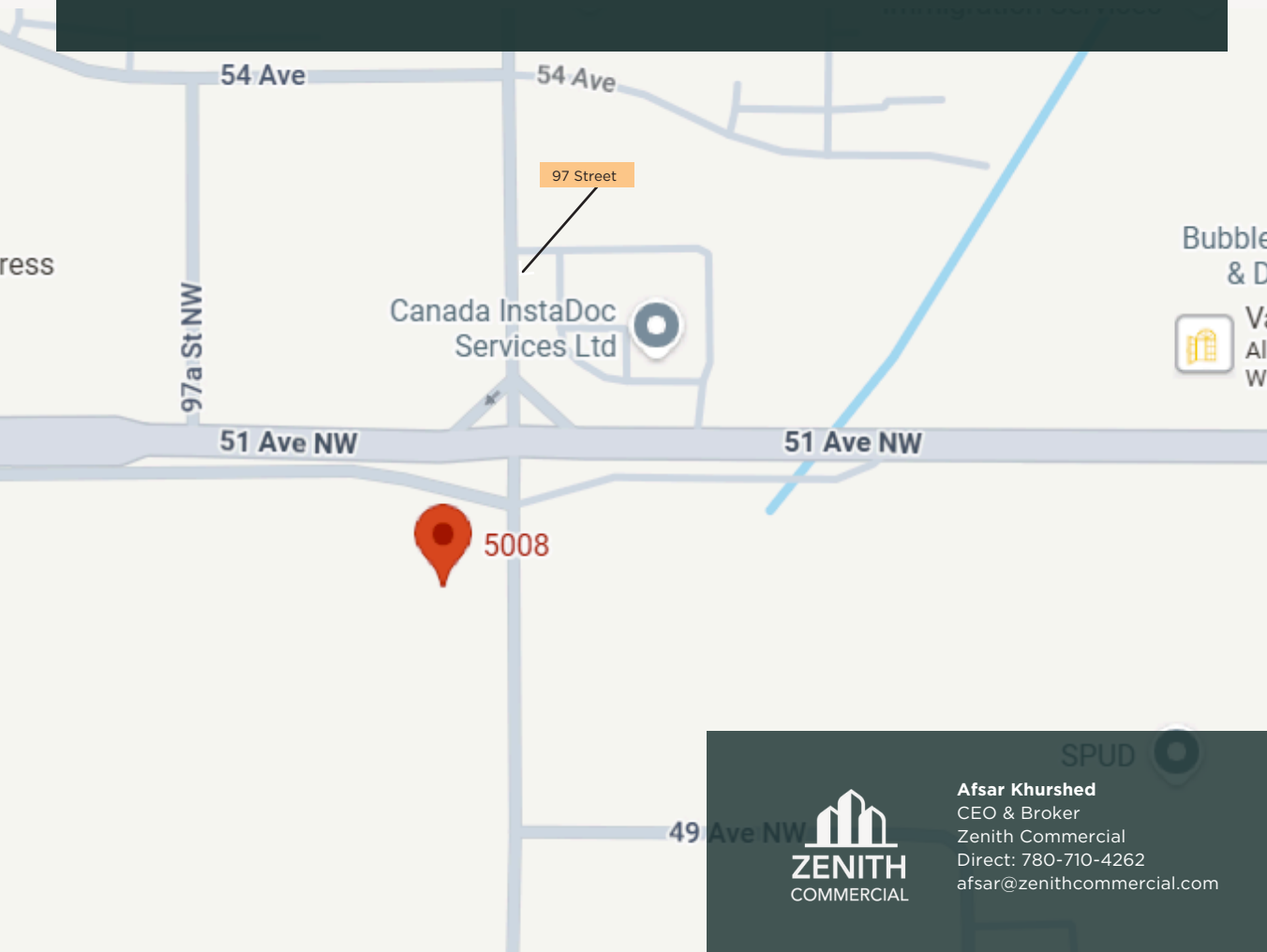
This property benefits from General Commercial zoning, which allows a wide range of business types. This flexibility provides an excellent opportunity for entrepreneurs and growing businesses to establish operations without restrictive zoning limitations.



Location That Drives Daily Traffic

Positioned along 97 Street and 50 Avenue

This site benefits from consistent commuter flow and strong connectivity to Gateway Boulevard and surrounding arterial routes. Located within a well-established industrial and commercial node, the property is strategically placed to capture daytime traffic from nearby businesses, employees, and service users—an area currently underserved by convenient retail and food options.



Built for High-Performing Tenants

This ±1,750 SF unit offers an efficient footprint with drive-thru functionality, ideal for operator seeking speed, accessibility, and strong revenue potential. Situated within a two-acre retail development, the project will feature a complementary mix of uses designed to create consistent cross-traffic and sustained customer flow.

Ideal Tenant Profile

- Quick Service Restaurants
- Coffee & Beverage Concepts
- Medical and Pharmacy Users
- Financial Services
- Convenience-Based Retail



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