



Real Estate
Developments



EVER on 97

RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION



EVER on 97

5008 97 Street NW Edmonton, AB

Retail &
Professional
2026 est.



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Retail Complex with Drive Thru & Fuel Service Station in Vibrant Trade Area

EVER on 97 is a proposed multi-building retail complex situated in the busy Papaschase Industrial Area. The plaza will provide convenient goods and services for the nearby workforce, as well as for commuter traffic off 51st Avenue. Nearby Whitemud Drive and the Gateway BLVD-Calgary Trail Corridor provide high daytime traffic and demand for retail in the area.

- Corner exposure and access on both 51st Avenue and 97th Street
- Located in one of the principal commercial nodes in Edmonton with great access to Whitemud Drive, Highway 2, Calgary Trail & Gateway Boulevard
- Drive-thru and fuel service on corner generates increased traffic and creates demand for plaza
- Turn-key options available for businesses
- Site is in a busy trade area with retail and light industrial mix; there is little new inventory with many buildings aging and requiring upgrades in the immediate area



Demographics (2018)



POPULATION

5KM
161,042



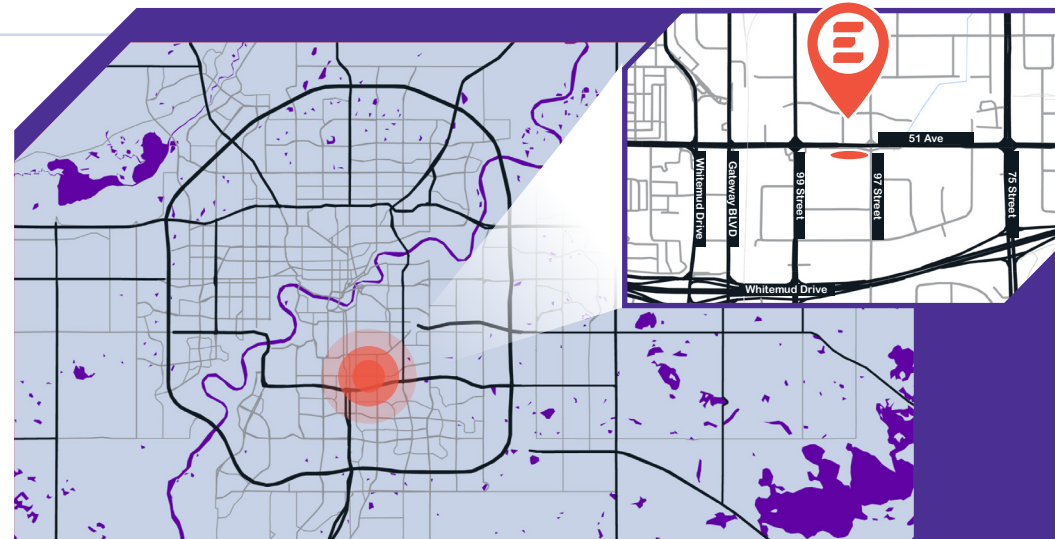
VEHICLES PER DAY (2018)

| | 51 Avenue | 97 Street | 99 Street |
|--|------------|----------------|------------------------------|
| | 17,400 VPD | 9,100 VPD | 22,900 VPD |
| | 75 Street | Whitemud Drive | Gateway BLVD & Calgary Trail |
| | 37,100 VPD | 70,600 VPD | 82,200 VPD |



HOUSEHOLDS

5KM
70,535





Central Edmonton Commercial Hub

Centred in Papaschase Industrial area, the busy retail/industrial area is widely utilized by residents in surrounding neighborhoods.

Corner location on two secondary commuter roadways connecting to Gateway BLVD + Calgary Trail, and Whitemud Drive NW.

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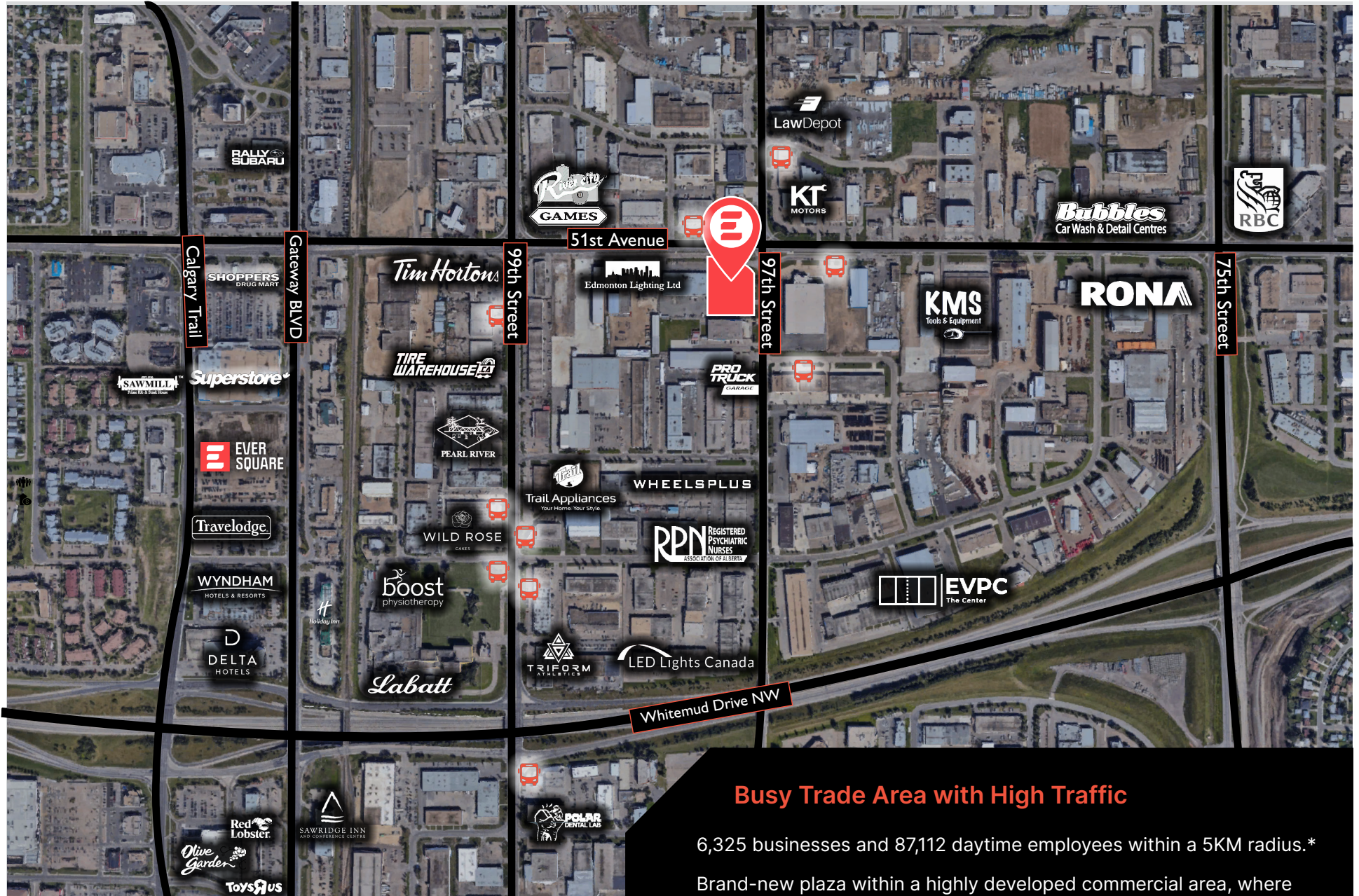


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Busy Trade Area with High Traffic

6,325 businesses and 87,112 daytime employees within a 5KM radius.*

Brand-new plaza within a highly developed commercial area, where most of the inventory is aging.

*COSTAR DEMOGRAPHICS WITHIN A 5KM RADIUS

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LEGAL DESCRIPTION

Lot 7, Block 2, Plan 7721481

LEASE RATE

Market

ZONING

BE - Business Employment

SITE AREA

2.02 Acres

PARKING

Surface 84 (est.)

POSSESSION

2026 (est.)

TOTAL SIZE

23,200 SF +/-

OP COSTS

TBD

TI

Negotiable

SITE PLAN

51 Avenue NW



97 Street NW

SITE PLAN HIGHLIGHTS

- 84 surface parking stalls (est.)
- Two access points and corner exposure
- Two pylon signs
- One drive thru & one fuel service station + convenience store
- Daycare with playground

BUILDING A

Drive-thru restaurant RESERVED

BUILDING B

Main floor retail 4,500 SF ± (units starting at 990 SF)

BUILDING C

Main floor retail: 9,000 SF ± (units starting at 990 SF)
Daycare 4,500 SF ±
Outdoor Play Area 2,000 SF ±

BUILDING D

Fuel Service & Convenience 2,400 SF ±

Please note that development plans are subject to change and site design is currently underway.

Please contact us for turn-key solutions.

Sign Up
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