



Real Estate
Developments



EVER on 97

RE/MAX
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COMMERCIAL DIVISION



EVER on 97

5008 97 Street NW Edmonton, AB

**Business Condos
For Sale/Lease
2023**



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Business Condos in Vibrant Trade Area

EVER on 97 will be a three building retail complex situated in the busy Papachew 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-Calgary 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 Blvd., and Anthony Henday Drive
- Drive-thru on corner generates increased traffic and creates demand for plaza
- Daycare's rooftop playground maximizes site area with a high demand use
- Build to suit opportunities available, 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



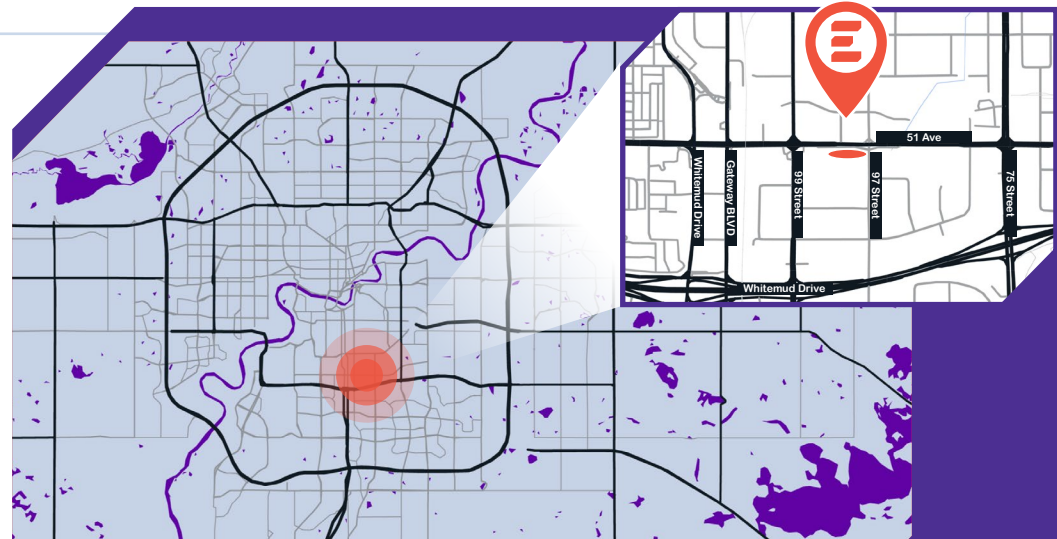
VEHICLES PER DAY (2018)

	51 Ave	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



Building Design



Building A from Southeast



View from Northeast



Building B from Northeast



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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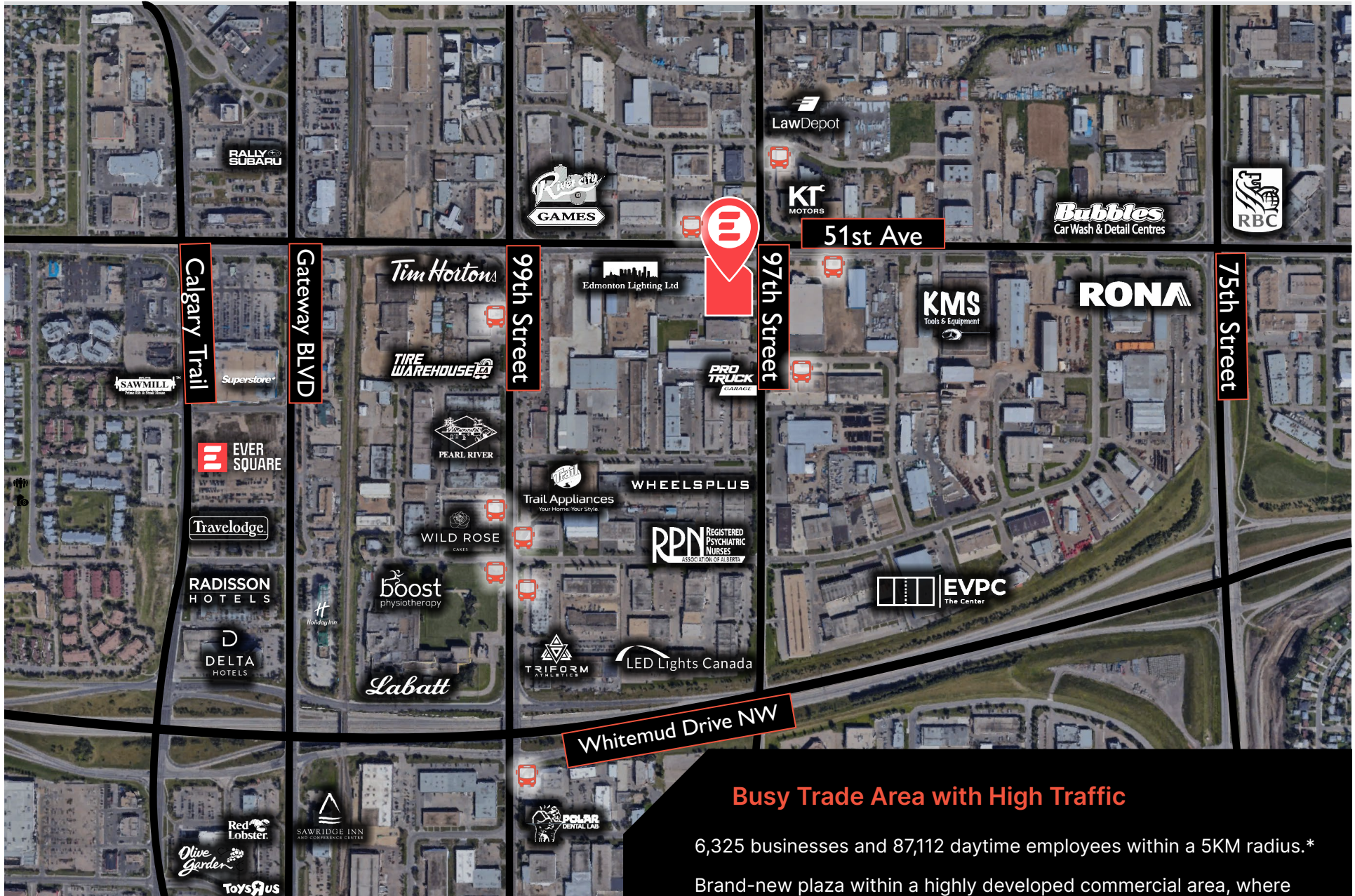


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Busy Trade Area with High Traffic

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/SALE PRICE

Market

PROPOSED ZONING

IB - Industrial Business

SITE AREA

2.02 Acres

PARKING

Surface 90 (est.)

POSSESSION

2023 (est.)

TOTAL SIZE

29,400 SF +/-

OP COSTS

TBD

TI

Negotiable (tenant only)

SITE PLAN

51 Avenue NW



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

Please contact us for build-to-suit and turn-key solutions.

E97 22.04.26

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SITE PLAN HIGHLIGHTS

- 90 surface parking stalls (est.)
- Two access points and corner exposure
- Two pylon signs
- Drive-thru with nine-vehicle cueing
- Daycare with rooftop playground

BUILDING 1

Main floor retail
2nd floor offices

8,500 SF ± (units starting at 990 SF)
4,500 SF ± (units starting at 1500 SF)

BUILDING 2

Main floor retail:
2nd floor daycare
Rooftop Play Area

9,400 SF ± (units starting at 990 SF)
4,500 SF ±
2,100 SF ±

BUILDING 3

Drive-thru restaurant

2,500 SF ±



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