FOR LEASE

SECORD VILLAGE

SEC 231 STREET AND 97 AVENUE, EDMONTON, AB

960 & 1,253 SF
AVAILABLE IMMEDIATELY

JOIN TIM HORTONS, A&W, LIQUOR HUT, SUBWAY, PETRO CANADA, AND MORE



CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

RETAIL TEAM LISTING

Gary Killips, B.COMM.
Partner
780 945 1987
gary.killips@cwedm.com

Brett Killips, B.COMM., CCIM
Partner
780 993 1676
brett.killips@cwedm.com

John Shamey, B.COMM.
Partner
780 887 5646
john.shamey@cwedm.com

Cody Miner, B.COMM.
Associate
403 877 9431
cody.miner@cwedm.com

Robin Chan, B.Sc
Associate
780 617 2426
robin.chan@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is mad to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. October 2026

PROPERTY HIGHLIGHTS

- Convenient access to Anthony Henday Drive and Whitemud Drive.
- Adjacent to David Thomas King School with approximately 1116 students and St. Josephine Bakhita School with 905 students.
- Next to the EMSA West Soccer Complex featuring 13 fields, with expansion to 20 planned.
- Located within the growing Secord neighbourhood in West Edmonton, which is projected to grow by ~75% at full build out to 14,400 residents.

DEMOGRAPHICS

POPULATION

1km	3km	5km
6,401	30,441	55,278

HOUSEHOLDS

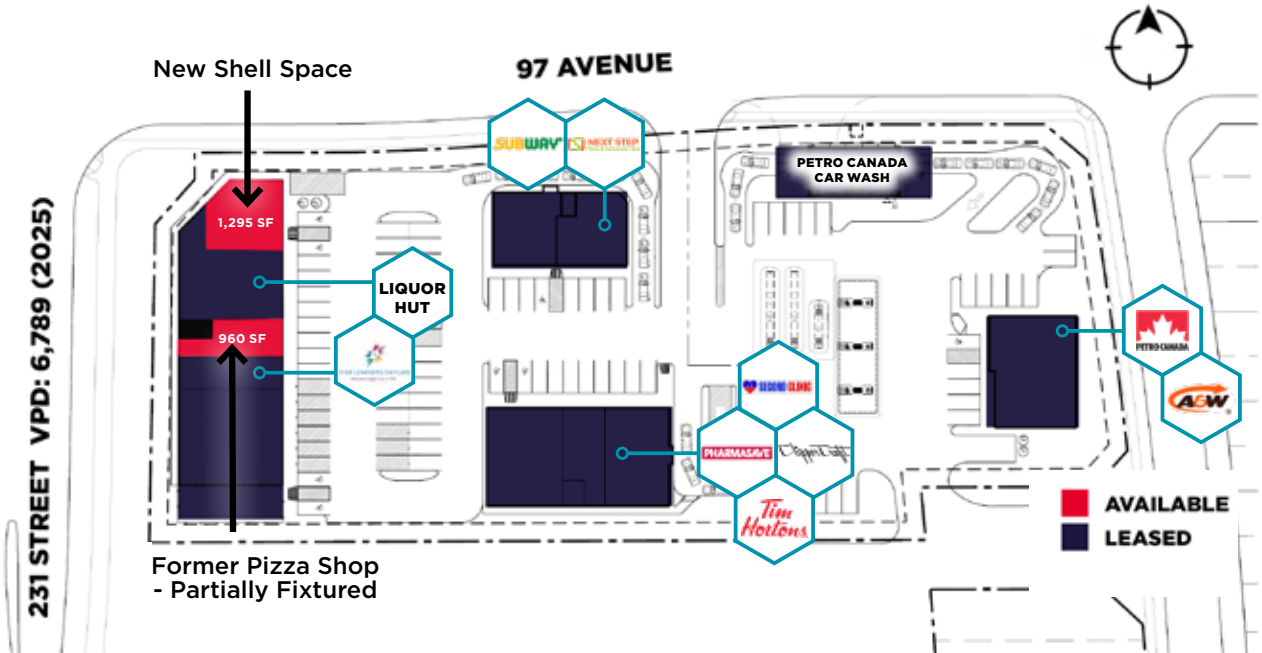
1km	3km	5km
1,861	9,467	17,813

AVERAGE INCOME

1km	3km	5km
$155,953	$149,413	$148,897

AERIAL





PROPERTY DETAILS

Municipal Address:	22943 97 Ave NW, Edmonton, AB
Zoning	Neighbourhood Commercial (CN)
Parking Area:	+70 Stalls
Availability:	Immediately
Size:	960 SF
Lease Rate:	Market
Additional Rent:	$25.00 per SF EST. (2026)

Former Pizza Store - Partially Fixtured



AVAILABLE



960 SF UNIT

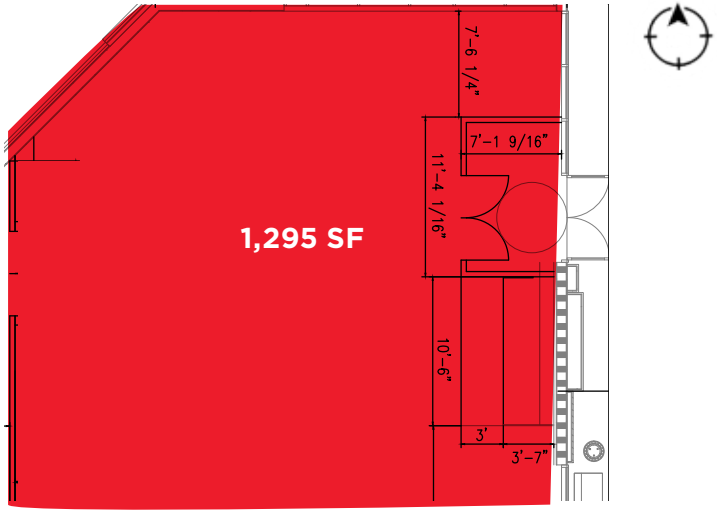






PROPERTY DETAILS

Municipal Address:	22943 97 Ave NW, Edmonton, AB
Zoning	Neighbourhood Commercial (CN)
Parking Area:	+70 Stalls
Availability:	Immediately
Size:	1,295 SF
Lease Rate:	Market
Additional Rent:	$25.00 per SF EST. (2026)



AVAILABLE

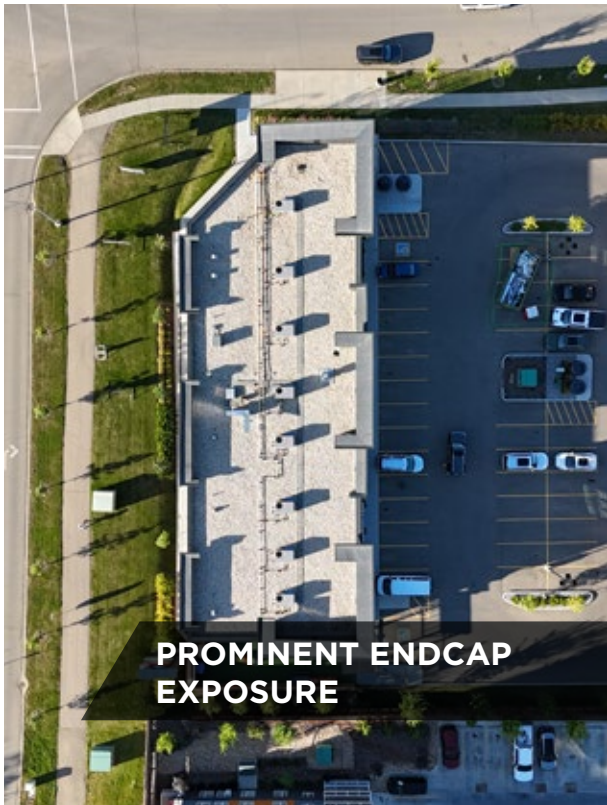




1,295 SF UNIT

SHELL CONDITION





PROMINENT ENDCAP EXPOSURE









ALLARD DEVELOPMENTS

CUSHMAN & WAKEFIELD Edmonton

RETAIL TEAM LISTING

Gary Killips, B.COMM.
Partner
780 945 1987
gary.killips@cwedm.com

Brett Killips, B.COMM., CCIM
Partner
780 993 1676
brett.killips@cwedm.com

John Shamey, B.COMM.
Partner
780 887 5646
john.shamey@cwedm.com

Cody Miner, B.COMM.
Associate
403 877 9431
cody.miner@cwedm.com

Robin Chan, B.Sc
Associate
780 617 2426
robin.chan@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. October 2026.