



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

13029 97 Street  
Edmonton, Alberta

MLS # A2246299



**\$18,275,480**

Division: Killarney

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 41,043 sq.ft.

Zoning: CSC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Very Rare opportunity to acquire 40,000+ sqft building sitting on 2.75+ Acres located on 97th street on the south side of Edmonton. Currently operating as a Toy R Us Retail store, the site offers immense parking offering an incredible opportunity to re-develop the site to add more square footage. Property offers great visibility from 97th street and has no environmental concerns.