



**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR SALE

# WAREHOUSE CONDO- STRATHCONA BUSINESS PARK

Unit #85, 4003-98 Street NW,  
Edmonton, AB

**PRICE REDUCED: \$235,000**

## PROPERTY HIGHLIGHTS

- +/- 990 SF main floor plus +/- 350 SF mezzanine
- 12' x 12' Grade door with man doors
- Main warehouse contains an open layout with washroom & storage rooms
- Mezzanine contains a large open area, washroom and filing area
- Prime location with access to Whitemud Drive, 99 Street and Calgary Trail
- Ideal for private storage, trade contractor, non-profit
- Available immediately

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# PROPERTY DETAILS

**Municipal Address:** #85, 4003-98 Street NW,  
Edmonton, AB

**Legal Description:** Condominium Plan 9422429  
Unit 49

**Zoning:** IB (Industrial Business)

**Neighbourhood:** Strathcona Industrial Park

**Building Size:** Main Floor: +/- 990 SF  
Mezzanine: +/- 350 SF

**Built:** 1993

**Property Assessment:** \$223,500 (2022)

**Parking Area:** Ample free parking

**Utilities:** Separately metered  
Municipal Services - Water,  
Electric and Gas

**Power:** 100amp 240 Volt 3 Phase 4  
Wire (TBC)

**Loading:** 1 - 12' x 12' Grade Door

**Parking:** Reserved in front of unit,  
rest scramble

**Condo Fees:** \$226.31/month

## AERIAL



# PROPERTY PHOTOS





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