



FOR SALE/LEASE 97TH STREET PLAZA

PRIME LOCATION OPPORTUNITY FOR OWNER/USER

CORNER UNIT

Unit #201, 4103 - 97 Street

Shane Asbell

Partner 780 917 8346 shane.asbell@cwedm.com **Scott Vreeland**

Associate Partner
780 702 9477
scott.vreeland@cwedm.com

Jacob Dykstra

Senior Associate 780 702 5825 jacob.dykstra@cwedm.com **CUSHMAN & WAKEFIELD**

Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.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 (or properties) in question. May 28, 2024

PROPERTY HIGHLIGHTS

- Second floor corner office condo strategically located on 97th Street, just south of Whitemud Drive, offering exceptional exposure and accessibility
- Functional and efficient office layout designed with open work spaces, a boardroom, kitchenette, 4 offices, and 2 washrooms
- Quick and easy connectivity to key arterial city routes including 97th Street, 99th Street, Whitemud Drive, Calgary Trail/ Gateway Boulevard and Anthony Henday Drive
- Exterior building signage available
- Well managed condo board and property management.
- New roof (2022) and all RTU, Roof Top Units, have been replaced within the past 5 years

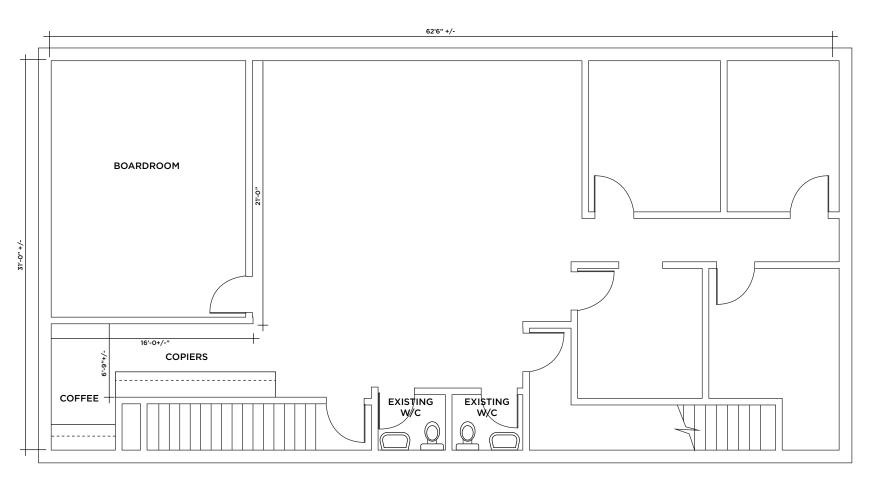


PROPERTY DETAILS

| Municipal Address: | #201, 4103 - 97 Street NW |
|--------------------|---------------------------------|
| Legal Description: | Condominum Plan 1321990, Unit 5 |
| Zoning: | Business Employment (BE) |
| Neighbourhood: | Strathcona Industrial Park |
| Building Size: | 26,000 SF |
| Built: | 1989 |
| Parking Area: | 6 designaged surface stalls |

| Area Available: | 1,927 SF |
|------------------|--|
| Price: | \$491,385 (\$255.00 PSF) |
| Operating Costs: | \$12.11 per SF (2025) plus in-suite janitorial and power |
| 2024 Taxes: | \$11,246.80 |
| Net Rent: | \$18.00 psf. |
| Condo Fees: | \$1,007.21 per month |

FLOOR PLAN



1,927 SF

PROPERTY PHOTOS

















Shane Asbell Partner

780 917 8346 shane.asbell@cwedm.com

Scott Vreeland Associate Partner

780 702 9477 scott.vreeland@cwedm.com

Jacob Dykstra Senior Associate 780 702 5825 jacob.dykstra@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 (or properties) in question. November 7, 2024