



# FOR SALE/LEASE

# 97TH STREET PLAZA

**PRIME LOCATION OPPORTUNITY  
FOR OWNER/USER**

**CORNER UNIT**

Unit #201, 4103 - 97 Street

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# PROPERTY HIGHLIGHTS

1,927 SF SECOND FLOOR  
OFFICE CONDO

- 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

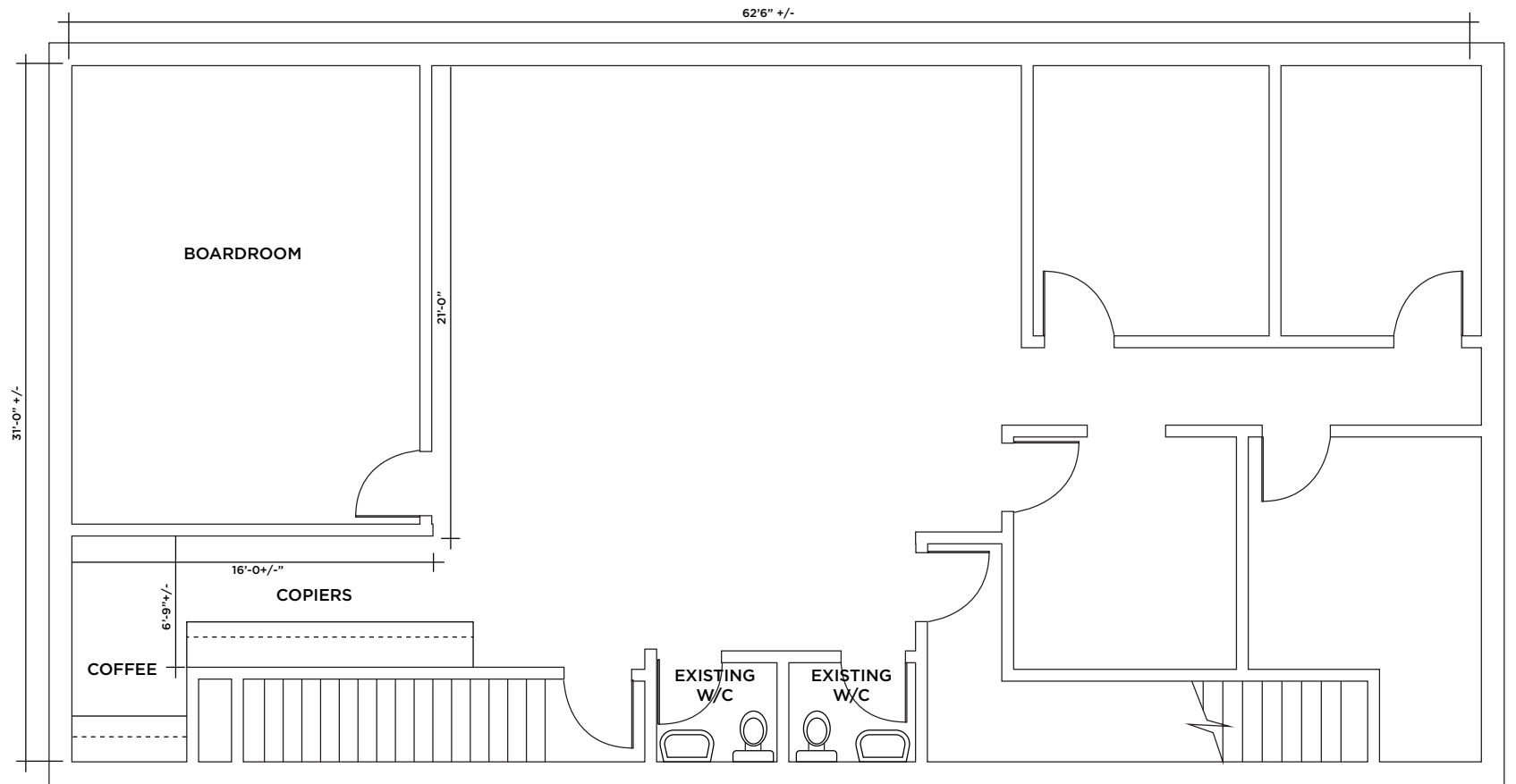


# PROPERTY DETAILS

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

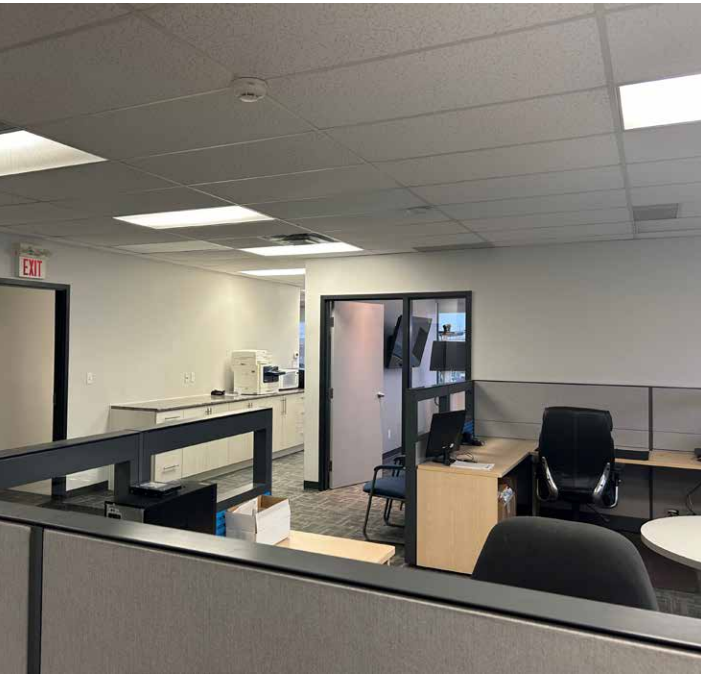
<b>Area Available:</b>	1,927 SF
<b>Price:</b>	\$491,385 (\$255.00 PSF)
<b>Operating Costs:</b>	\$12.11 per SF (2025) plus in-suite janitorial and power
<b>2024 Taxes:</b>	\$11,246.80
<b>Net Rent:</b>	\$18.00 psf.
<b>Condo Fees:</b>	\$1,007.21 per month

# FLOOR PLAN



1,927 SF

# PROPERTY PHOTOS





**CUSHMAN &  
WAKEFIELD**  
Edmonton

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