



## 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

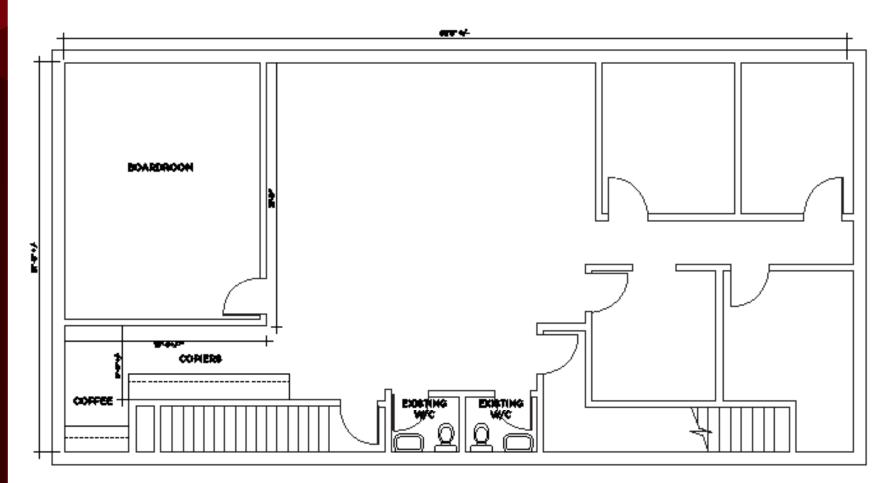


## **PROPERTY DETAILS**

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:	\$10.86 psf. plus in-suite janitorial & 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















Complete Communications Inc.

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