



FOR SALE/LEASE 97TH STREET PLAZA

PRIME LOCATION OPPORTUNITY FOR OWNER/USER

CORNER UNIT

Unit #201, 4103 - 97 Street

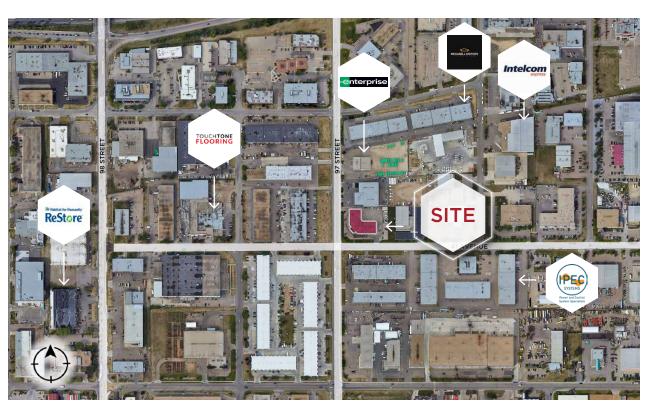
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PROPERTY HIGHLIGHTS

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

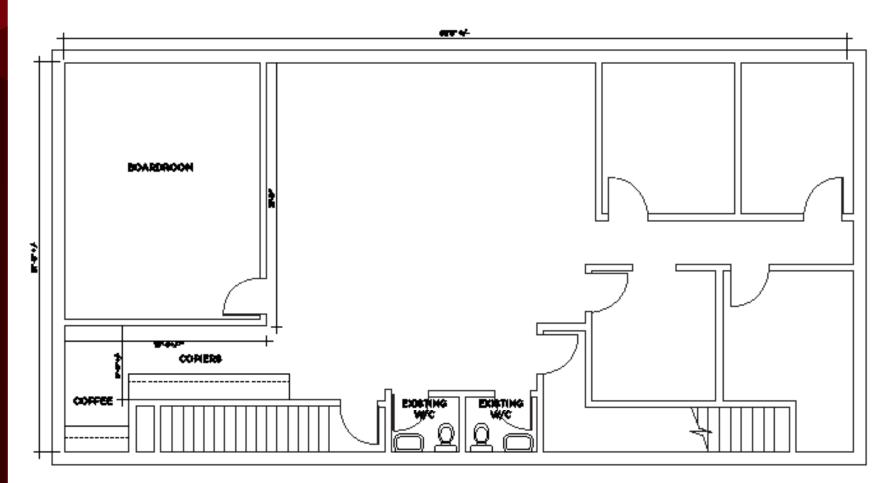


PROPERTY DETAILS

| 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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