



FOR SALE/LEASE

97TH STREET PLAZA

**PRIME LOCATION OPPORTUNITY
FOR OWNER/USER**

CORNER UNIT

Unit #201, 4103 - 97 Street

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CUSHMAN & WAKEFIELD
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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

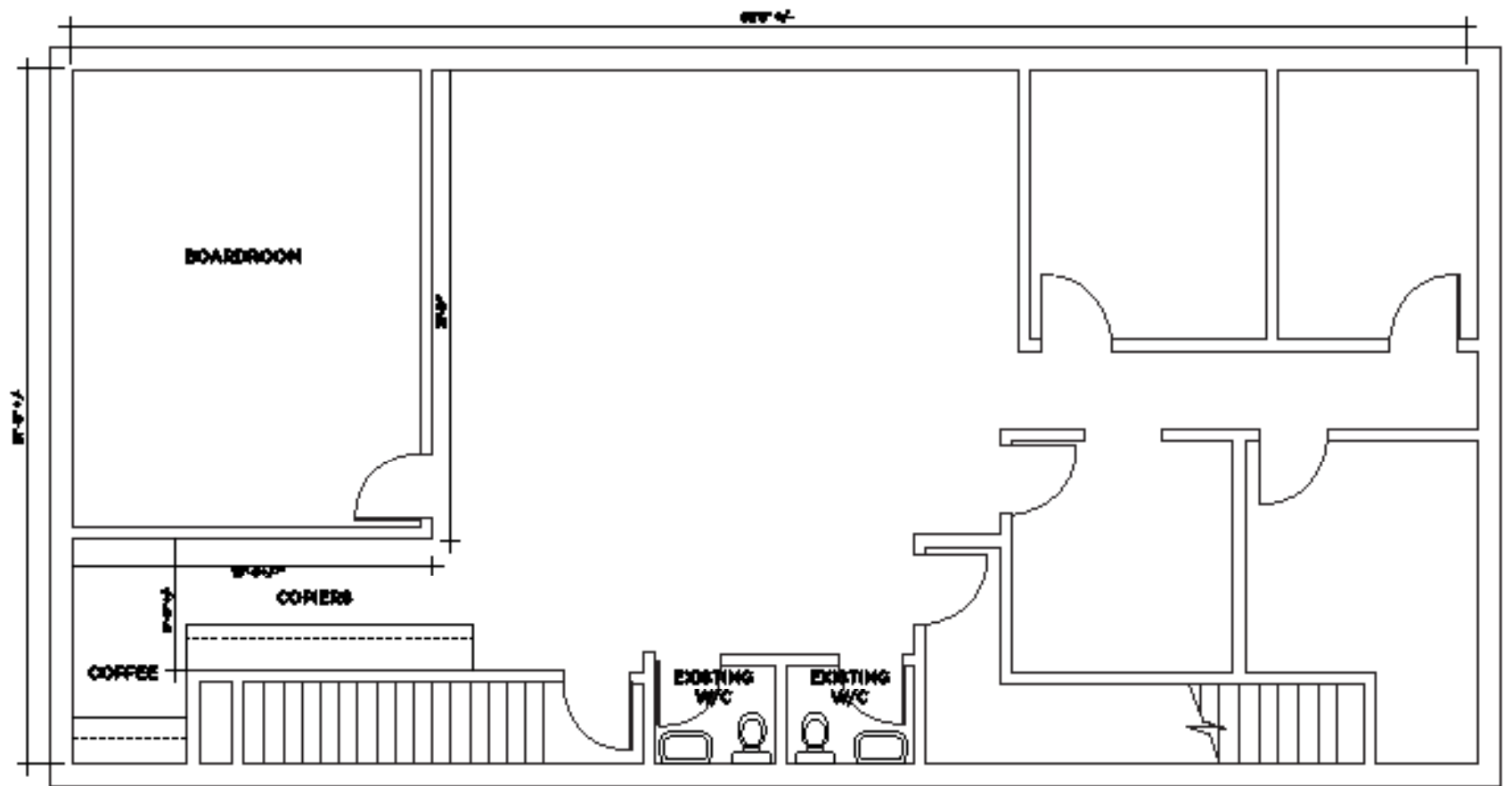


PROPERTY DETAILS

Municipal Address:	#201, 4103 - 97 Street NW
Legal Description:	Condominium 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

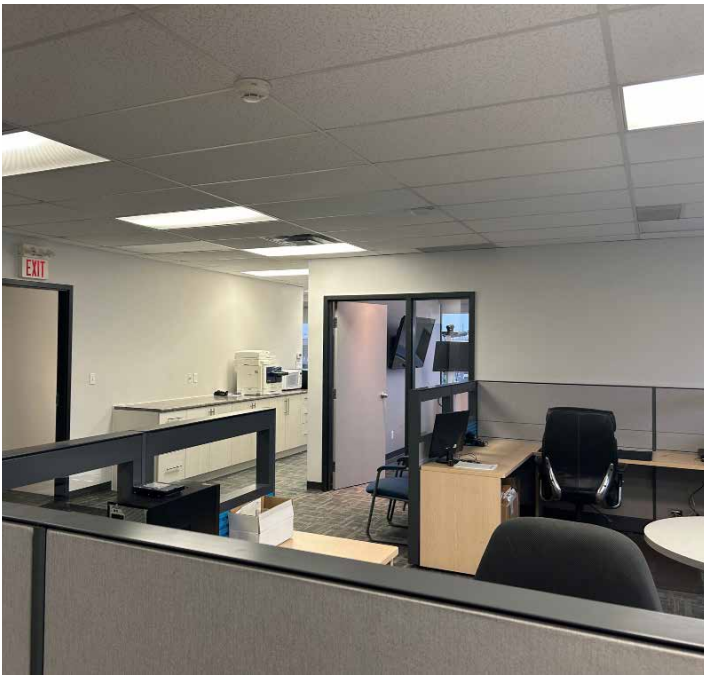
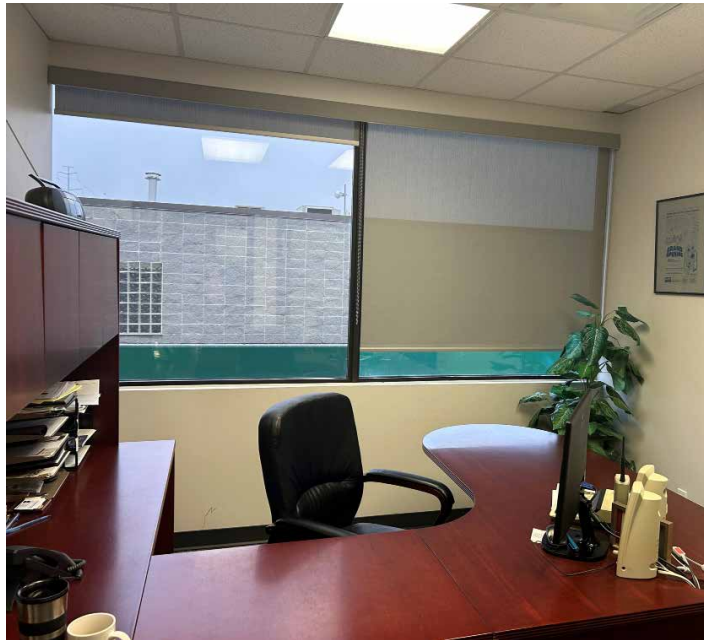
Area Available:	1,927 SF
Price:	\$491,385 (\$255.00 PSF)
Operating Costs:	\$10.86 psf. plus in-suite janitorial & power
2024 Taxes:	\$11,246.80
Net Rent:	\$18.00 psf.
Condo Fees:	\$1,007.21 per month

FLOOR PLAN



1,927 SF

PROPERTY PHOTOS





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