



FOR SALE

EXCELLENT OWNER/USER INVESTOR OPPORTUNITY

97TH STREET PLAZA

Units #102 & #202,
4103 - 97 Street

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PROPERTY HIGHLIGHTS

1,949 SF - 3,900 SF OF WELL DEVELOPED OFFICE SPACE

- Main and second floor condo strategically located on 97th Street, just south of Whitemud Drive, offering exceptional exposure and accessibility
- High end and attractive improvements throughout including reception area, large boardroom, 2 kitchen areas, lounge room, 8 private offices, large team work, plus open workstation space, and storage room
- 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

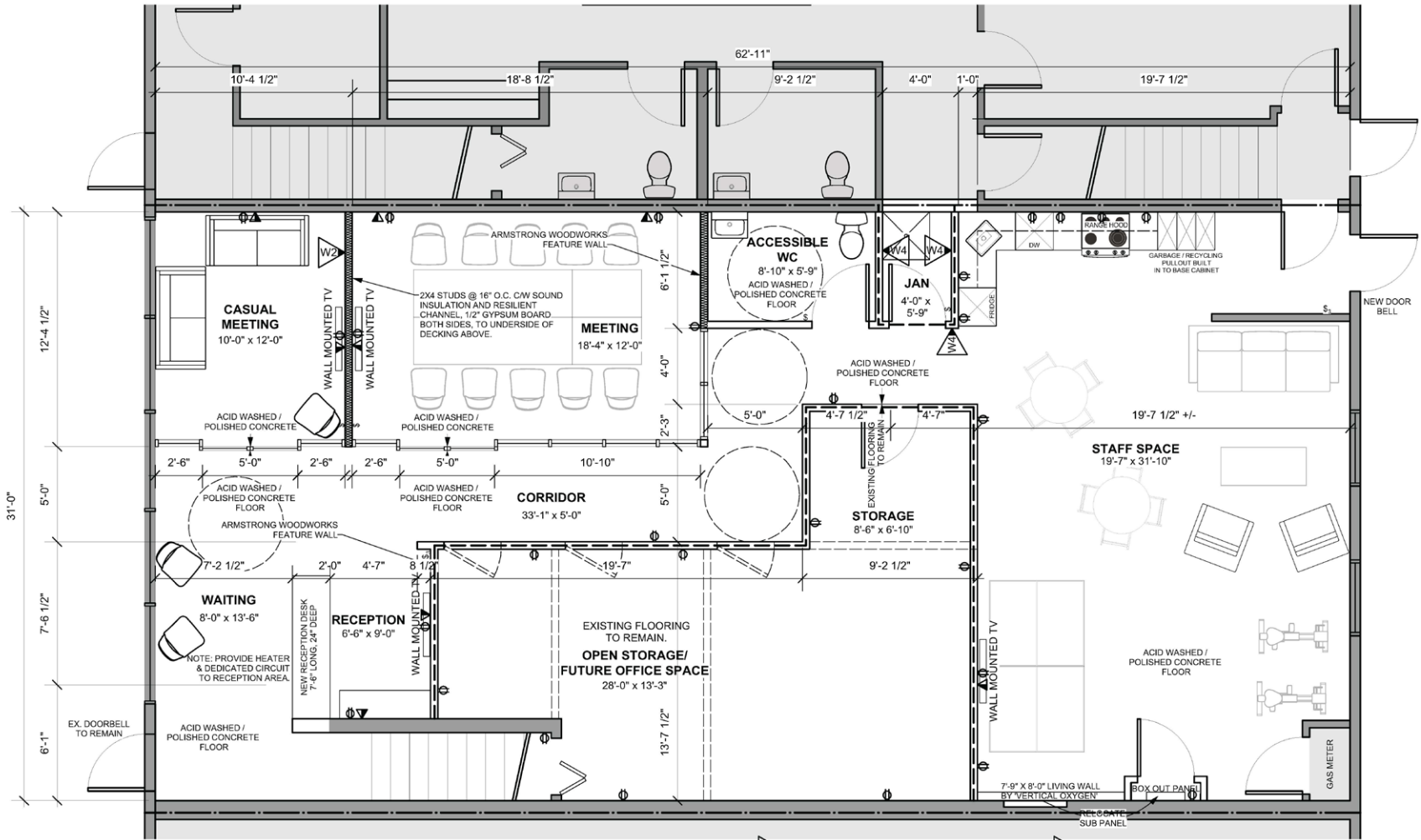


PROPERTY DETAILS

Legal Description:	Condominium Plan 1321990, Units 2 & 6
Zoning:	Business Employment (BE)
Neighbourhood:	Strathcona Industrial Park
Building Size:	26,000 SF
Built:	1989
Parking Area:	12 designated surface stalls at no additional charge

Area Available	Unit #102 - 1,951 SF Unit #202 - 1,949 SF Total - 3,900 SF
Price:	\$1,014,010 (\$260.00 psf)
Operating Costs:	\$10.86 psf. plus in-suite janitorial & power
2024 Taxes:	Unit #102 - \$13,350.62 Unit #202 - \$11,258.50
Condo Fees:	\$2,042.36 per month
Asking Price:	\$1,014,010 (\$260.00 psf.)

MAIN FLOOR PLAN



MAIN FLOOR PLAN - PROPOSED OFFICE

SCALE 3/16" = 1'-0"

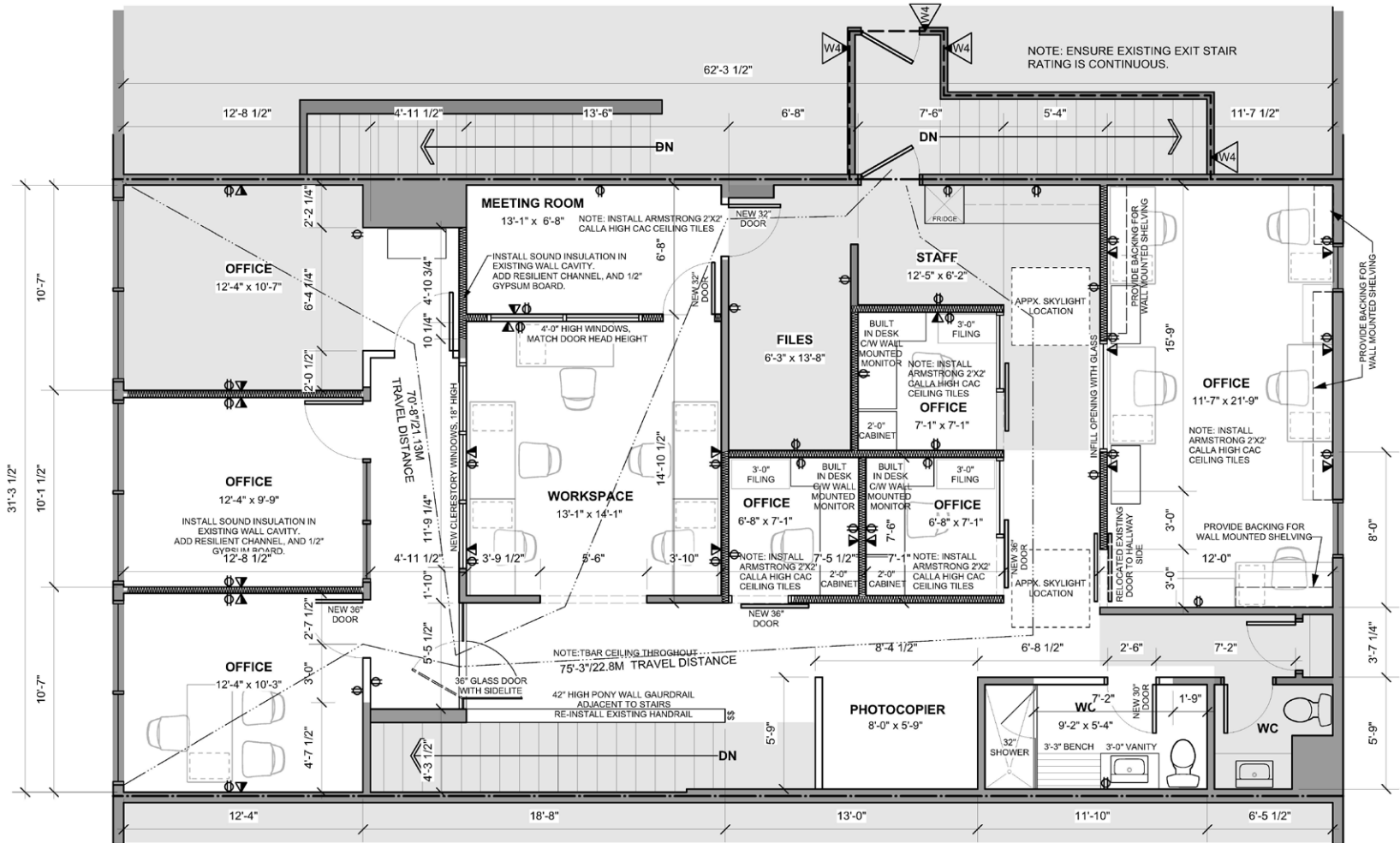
NOTE: ALLOW FOR PHASING CONSTRUCTION.
 PHASE 1 - MAIN FLOOR DEMO / CONSTRUCTION
 PHASE 2 - SECOND FLOOR AREA, NOT INCLUDING EAST OFFICE.
 PHASE 3 - SECOND FLOOR EAST OFFICES.

NOTE: CEILING TILES TO BE REPLACED. PROVIDE NEW LIGHTS & SWITCH COVERS.
 COORDINATE ADDITIONAL LIGHTING & RECEPTACLES ON SITE.

-  **4 1/2" INTERIOR WALL**
 1/2" PAINTED GYPSUM BOARD
 2x4 WOOD STUD @ 16" O.C.
 1/2" PAINTED GYPSUM BOARD
-  **4 1/2" INTERIOR WALL STC RATING**
 1/2" PAINTED GYPSUM BOARD
 2x4 WOOD STUD @ 16" O.C.
 SOUND INSULATION
 1/2" PAINTED GYPSUM BOARD
-  **6 1/2" INTERIOR WALL / PLUMBING**
 1/2" PAINTED GYPSUM BOARD
 2x6 WOOD STUD @ 16" O.C.
 1/2" PAINTED GYPSUM BOARD
-  **4 1/2" WALL U-305 (FRR AROUND STORAGE ROOM) (FRR AROUND JANITOR ROOM) (SUITE DEMISING WALL)**
 5/8" TYPE 'X' GYPSUM BOARD
 2x4 WOOD STUD @ 16" O.C.
 5/8" TYPE 'X' GYPSUM BOARD

NOTE: SOUND WALLS SHOWN AS INSULATED TO BE EXTENDED PAST DROPPED CEILING TO UNDERSIDE OF DECK & INSULATED TO PREVENT SOUND TRANSFER BETWEEN ROOMS.

SECOND FLOOR PLAN



1
A4

SECOND FLOOR PLAN - PROPOSED OFFICE

SCALE 3/16" = 1'-0"

NOTE: ALLOW FOR PHASING CONSTRUCTION.
 PHASE 1 - MAIN FLOOR DEMO / CONSTRUCTION
 PHASE 2 - SECOND FLOOR AREA, NOT INCLUDING EAST OFFICE.
 PHASE 3 - SECOND FLOOR EAST OFFICES.

W1 4 1/2" INTERIOR WALL
 1/2" PAINTED GYPSUM BOARD
 2x4 WOOD STUD @ 16" O.C.
 1/2" PAINTED GYPSUM BOARD

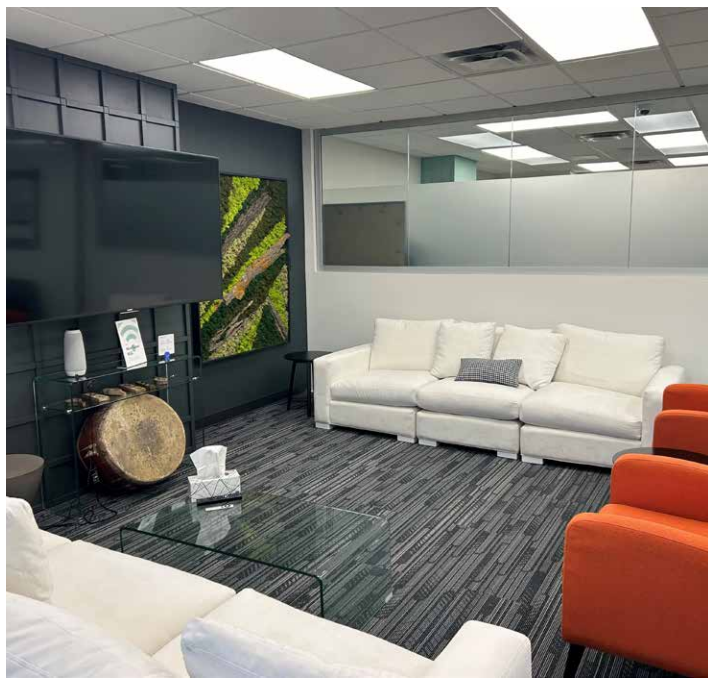
W2 4 1/2" INTERIOR WALL STC RATING
 1/2" PAINTED GYPSUM BOARD
 2x4 WOOD STUD @ 16" O.C.
 SOUND INSULATION
 RESILIENT CHANNEL
 1/2" PAINTED GYPSUM BOARD

W3 6 1/2" INTERIOR WALL / PLUMBING
 1/2" PAINTED GYPSUM BOARD
 2x6 WOOD STUD @ 16" O.C.
 1/2" PAINTED GYPSUM BOARD

W4 4 1/2" WALL U-305
 (FRR AROUND STORAGE ROOM)
 (SUITE DEMISING WALL)
 5/8" TYPE 'X' GYPSUM BOARD
 2x4 WOOD STUD @ 16" O.C.
 5/8" TYPE 'X' GYPSUM BOARD

NOTE: SOUND WALLS SHOWN AS INSULATED TO BE EXTENDED PAST DROPPED CEILING TO UNDERSIDE OF DECK & INSULATED TO PREVENT SOUND TRANSFER BETWEEN ROOMS.
 EXISTING WALLS AROUND OFFICE TO BE PARTIALLY DEMOLISHED & UPGRADED WITH SOUND INSULATION AND RESILIENT CHANNEL.

PROPERTY PHOTOS





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