



FOR SALE

EXCELLENT OWNER/USER INVESTOR OPPORTUNITY

97TH STREET PLAZA

Units #102 & #202,
4103 - 97 Street

Shane Asbell
Partner
780 917 8346
shane.asbell@cwedm.com

Scott Vreeland
Associate Partner
780 702 9477
scott.vreeland@cwedm.com

Jacob Dykstra
Senior Associate
780 702 5825
jacob.dykstra@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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

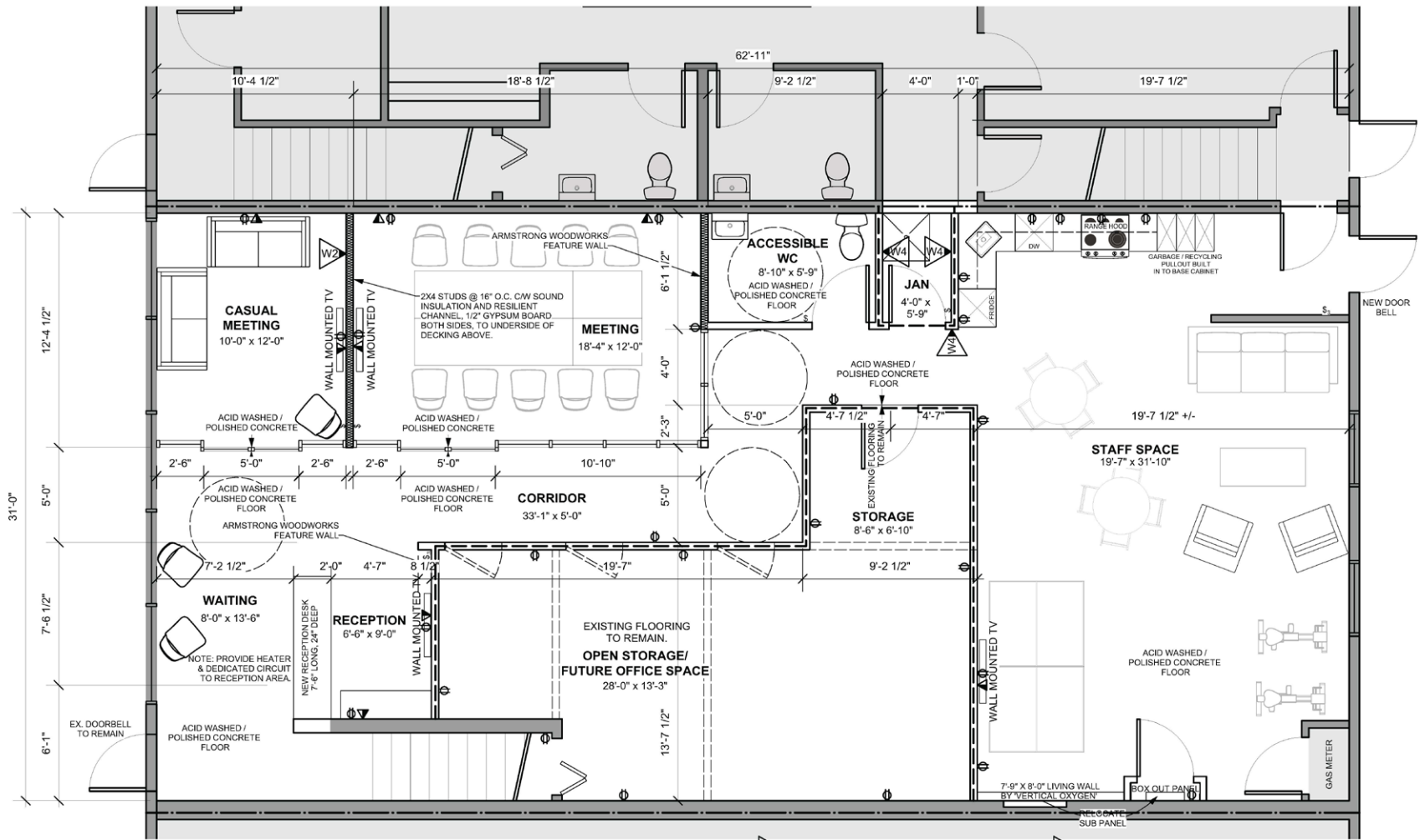


PROPERTY DETAILS

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:	\$12.59 per SF (2025) plus utilities and in-suite janitorial
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"

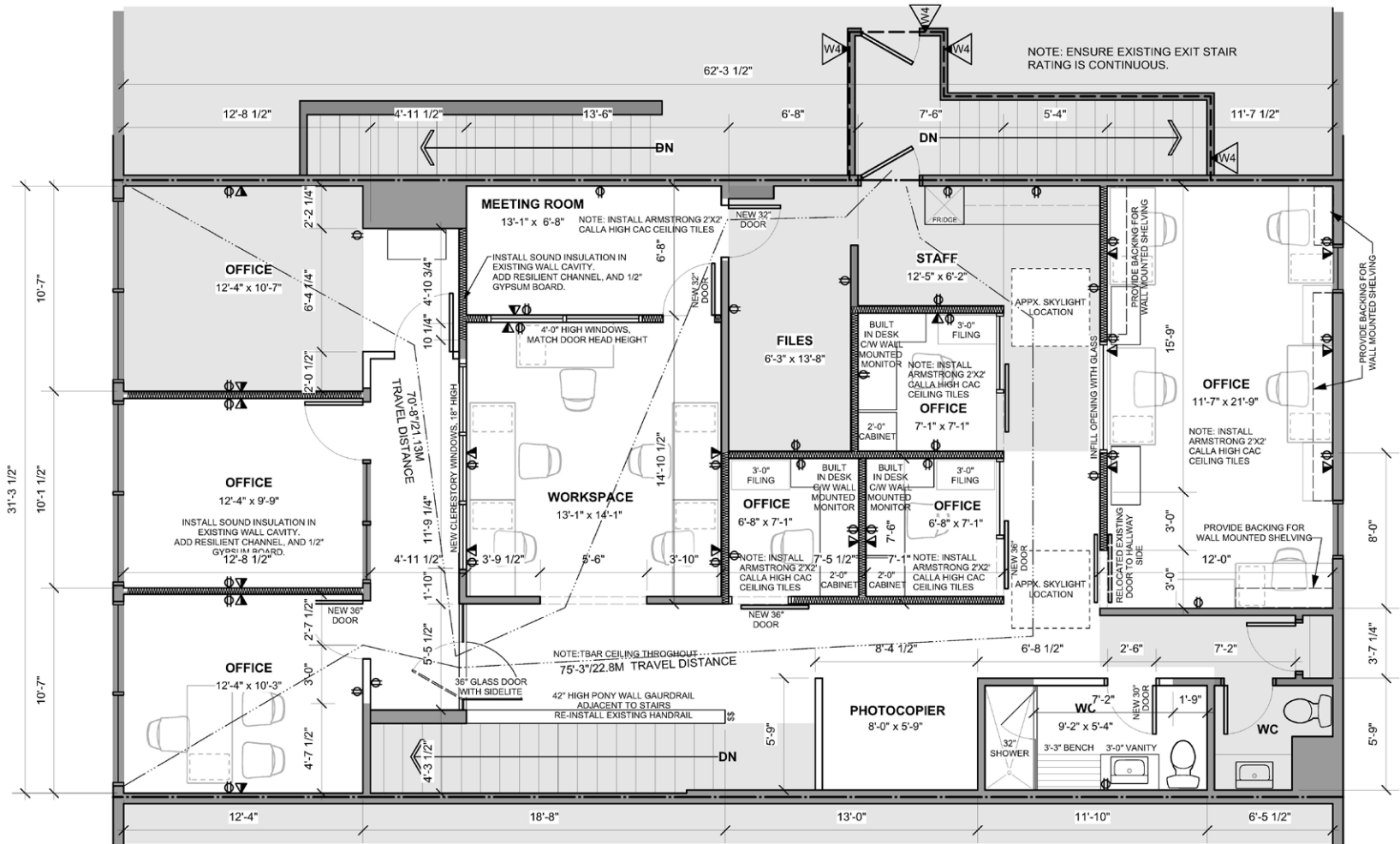
NOTE: ALLOW FOR PHASING CONSTRUCTION.
 PHASE 1 - MAIN FLOOR DEMO / CONSTRUCTION
 PHASE 2 - SECOND FLOOR AREA, NOT INCLUDING EAST OFFICE.
 PHASE 3 - SECOND FLOOR EAST OFFICES.

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

- 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
 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)
 (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

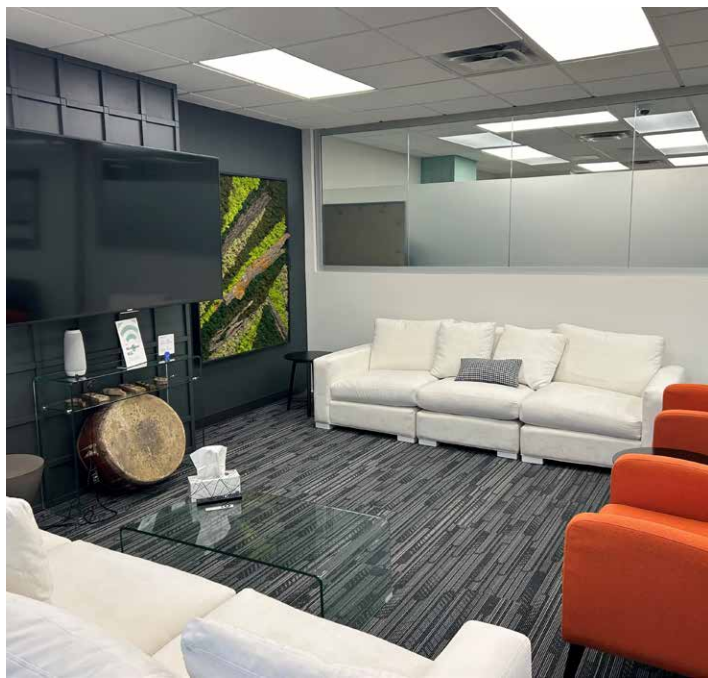
W2 4 1/2" INTERIOR WALL STC RATING
 1/2" PAINTED GYPSUM BOARD
 2x4 WOOD STUD @ 16" O.C.
 SOUND INSULATION
 RESILIENT CHANNEL
 1/2" PAINTED GYPSUM BOARD

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





**CUSHMAN &
WAKEFIELD**
Edmonton

Shane Asbell
Partner
780 917 8346
shane.asbell@cwedm.com

Scott Vreeland
Associate Partner
780 702 9477
scott.vreeland@cwedm.com

Jacob Dykstra
Senior Associate
780 702 5825
jacob.dykstra@cwedm.com