

PRICE REDUCTION



FOR SALE/LEASE

97TH STREET PLAZA

EXCELLENT OWNER/USER
INVESTOR OPPORTUNITY

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
- Units can be leased and or sold separately



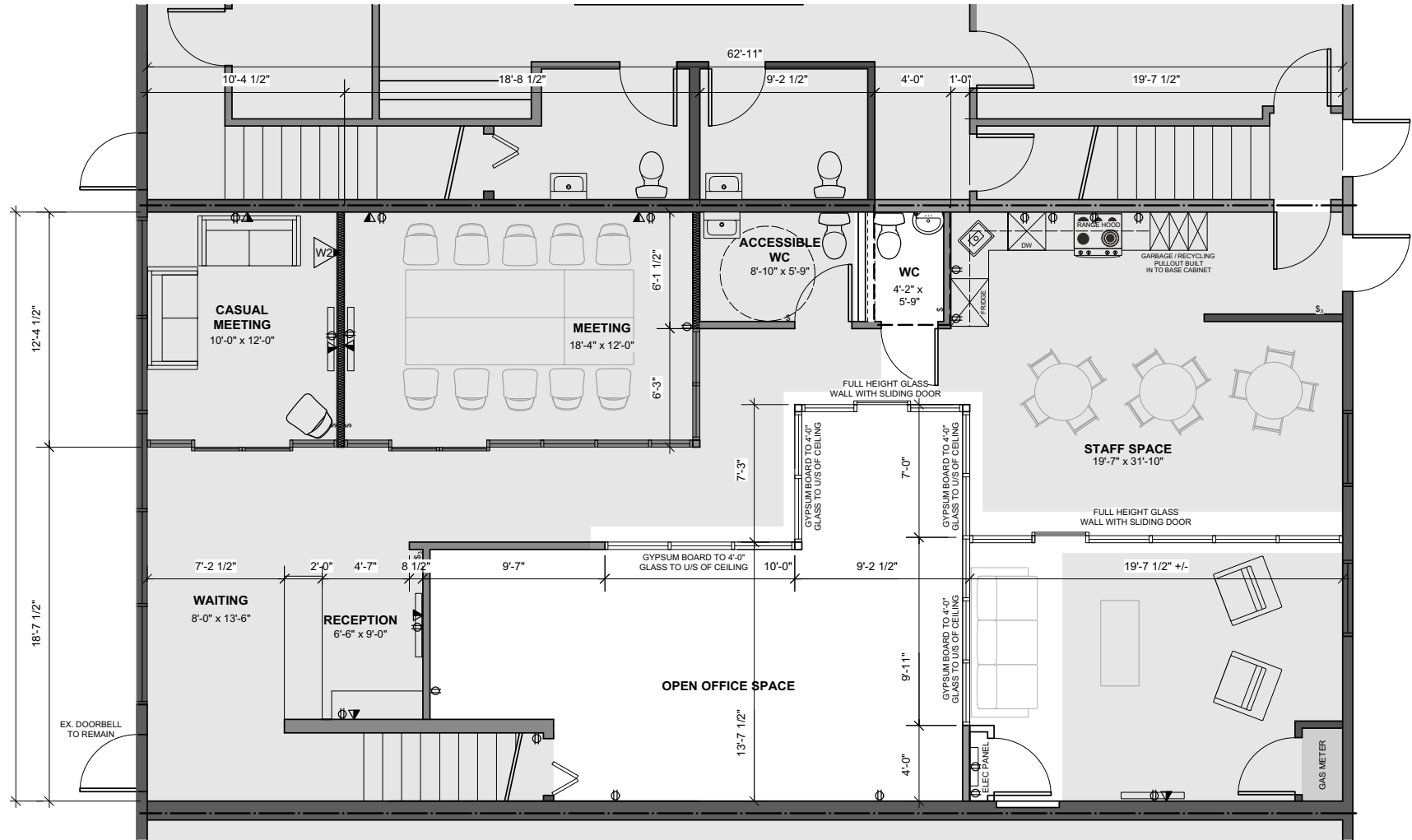
PROPERTY DETAILS

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
Asking Rate:	\$16.00 \$14.00 per SF
Operating Costs:	\$13.17 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
List Price:	\$1,014,010 (\$260.00 psf.) \$955,500 (\$245.00 psf.)

MAIN FLOOR PLAN

1,951 SF

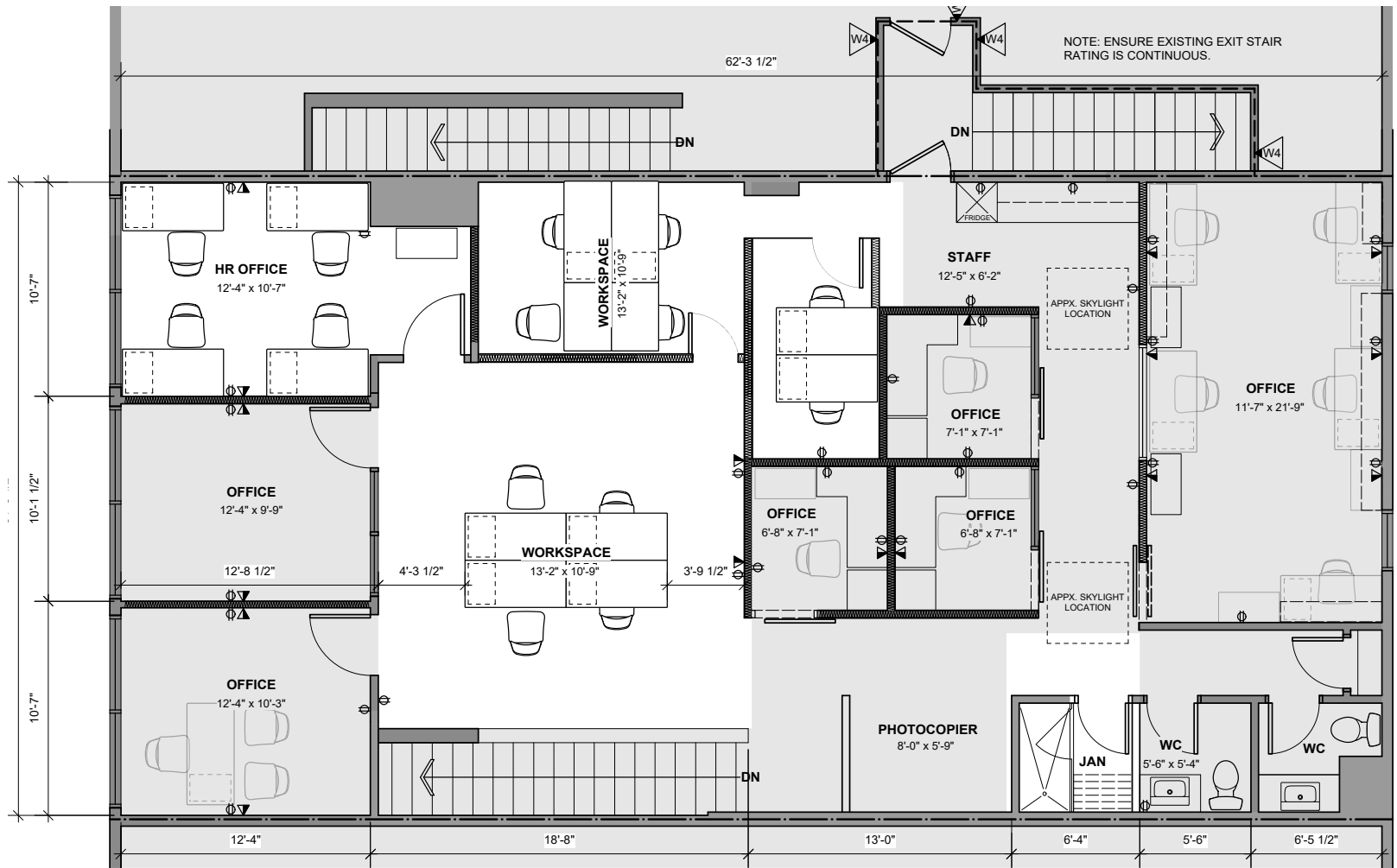


MAIN FLOOR PLAN - PROPOSED OFFICE

SCALE 3/16" = 1'-0"

SECOND FLOOR PLAN

1,949 SF



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A4

SECOND FLOOR PLAN - PROPOSED OFFICE

SCALE 3/16" = 1'-0"

PROPERTY PHOTOS





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