

FOR SALE

NAI Commercial

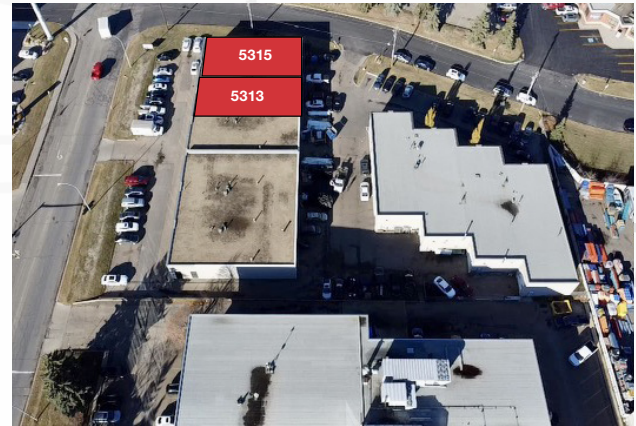
97 STREET CONDOS - 4,617 SQ.FT.



5313 and 5315 - 97 STREET | EDMONTON, AB | OFFICE/WAREHOUSE BAYS

PROPERTY HIGHLIGHTS

- Rare small bay Office/Industrial Condo Units available in Southeast Edmonton
- 4,617 sq.ft.± unit available immediately
- (1) 10' x 10' Grade loading door & (1) 10' x 12' Grade loading door
- Upgraded exterior facade
- Additional Condo units available onsite from 2,325 - 4,618 sq.ft.
- Convenient access to major arterials including: Whitemud, Calgary Trail/Gateway Blvd, 91 Street and 51 Avenue



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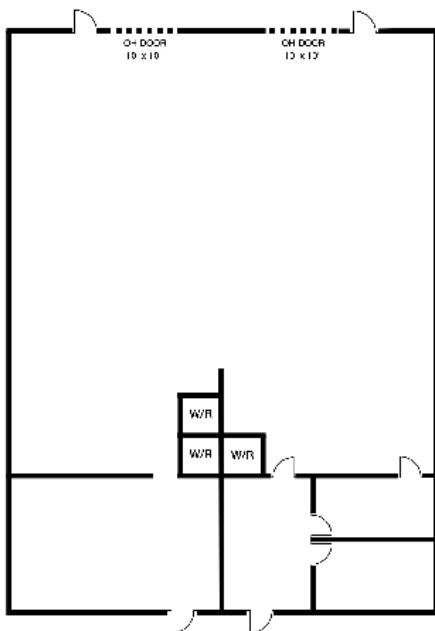
780 436 7410



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ADDITIONAL INFORMATION

LEGAL DESCRIPTION	Plan 0824768 Unit 6/7
ZONING	IM (Medium Industrial)
YEAR BUILT	1978
CONSTRUCTION	Concrete block
SITE COVERAGE RATIO	39.8%
INTERNET	Fibre optic
UTILITIES	Power, gas and water all separately metered for each unit
CEILING HEIGHT	16 ft. ceiling, 14 ft. clear
HEATING	Forced air furnace in office, Overhead gas unit in warehouse
POWER	100 amps per bay (TBC)
LOADING	(1) 10' x 10' Grade loading door (1) 10' x 12' Grade loading door
PROPERTY TAXES	\$25,727.86 (2025)
CONDO FEES	\$3.40 per sq.ft. (2024) includes common area maintenance, insurance, management and reserve contribution
SALE PRICE	\$1,015,869.88



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT

