



South Edmonton Flex Property

OFFICE/INDUSTRIAL ON 0.67 ACRES±

3550 - 97 STREET, EDMONTON, AB

FOR SALE



NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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NAI EDMONTON.COM

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NAICommercial

Property Highlights

- 4,640 sq.ft.± freestanding office/industrial building on 0.67 acres
- Fully paved and fenced yard
- Customer/reception area with 10 private offices
- Recent interior upgrades include wall paneling, LED lighting and sliding glass office doors and partitions
- Approx 600 sqft open warehouse space with 500 sqft mezzanine
- Ideal for small automotive/powersports dealership, light manufacturing, trucking/logistics uses



Additional Information

SIZE	0.67 acres
LEGAL DESCRIPTION	Plan 9623176 Blk 20 Lot 17
ZONING	BE (Business Employment)
AVAILABLE	30 days
YEAR BUILT	1982
POWER	200 amp (TBC)
LOADING	One (1) 12x14 Grade Door
NOTES	Business not included in the sale - real estate only
PROPERTY TAXES	\$22,139.95 (2026)
SALE PRICE	\$2,199,000



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