

Report for 3908 97 Street Northwest, Edmonton

Prepared July 25, 2026

Presented By



Ravi Mander

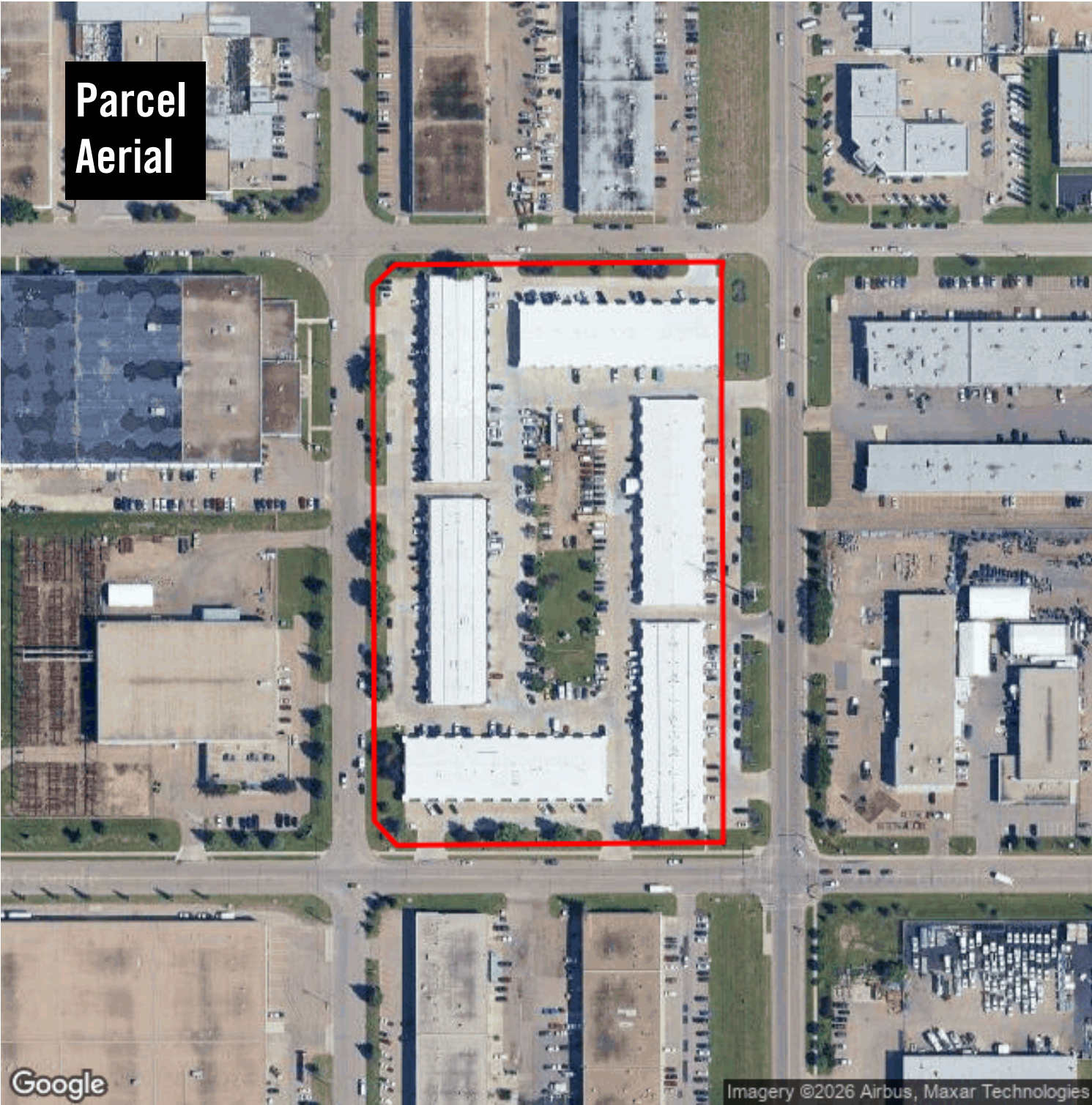
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3908 97 Street

MOODY'S

Royal LePage Noralta Real Estate 3018 Calgary Trail NW Edmonton, AB T6J6V4 I



3908 97 Street

3908 97 Street Northwest
Edmonton, AB T6E6N2



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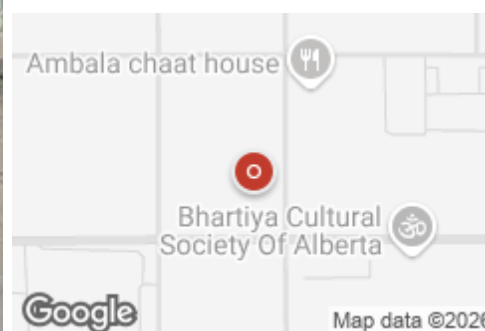
3018 Calgary Trail NW Edmonton, AB T6J6V4

3908 97 Street (Condos)

3908 97 Street Northwest, Edmonton, AB, T6E6N2

Office: General

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Property Features

Sub Type	General	Parcels	e99116f87f12980288fc19fa35b17a50
Zoning	IB	Legal Owner	-
Building Status	Existing	Submarket	-
Building Size	-	County	-
Land Size	-	Building Class	-
Year Built	1997	Parking Spaces	-
Primary Constr. Type	Wood	Parking Ratio	-
Occupancy Type	-	Condominiumized	Yes

Listings

1 Listing | 1,712 SF | \$12.00 Annual/SF

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	Yes	-	-	1,712 SF	\$12.00 Annual/SF NNN	7/30/2026

Contact



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Office Condo For Lease

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Royal LePage Noralta Real Estate

3018 Calgary Trail NW Edmonton, AB T6J6V4

Developed Office Space (Condos)

#26 4004 97 Street, Edmonton, AB, T6E6N2

Office: General Condo For Lease

Prepared on July 25, 2026



Listing Details | Office Condo For Lease

Suite	-
Secondary Uses	Data Center, Flex/R&D
Condo	Yes
Sublease	No
Total Available Space	1,712 SF
Min Div/Max Contig	Not present/1,712 SF
Asking Rate	\$12.00 Annual/SF
Monthly Rate	\$1,712
Lease Type	NNN
Expenses	\$8.30 (Tax & CAMs)

Possession	Now
Lease Terms	Negotiable
Show Instructions	Call broker
Rent Esc. Type	None
Vacant	Yes
Vacant Date	8/01/2026
Available Date	7/30/2026
Days On Market	4 days
Date Listed	7/21/2026
Last Modified	7/25/2026

Property Details

Building Class	-
Property Type	Office
Sub Type	General
Zoning	IB
Building Status	Existing
Building Size	-
Land Size	-

Year Built	1997
Primary Construction	Wood
Occupancy Type	-
Condominiumized	Yes
Parcels	e99116f87f12980288fc...
Legal Owner	-
Submarket	-

Description

Prime leasing opportunity in the established ****Strathcona Business Park****. This professionally designed, fully functional space on second floor offers an excellent layout for a wide variety of businesses, including professional offices, medical or wellness practices, accounting firms, engineering companies, consultants, legal services, and other administrative or service-based operations. The unit features a ****private exterior entrance****, creating a professional and welcoming first impression for clients and staff. Inside, you'll find a thoughtfully designed floor plan with a reception area, multiple private offices, spacious open work areas, a boardroom or meeting room, storage space, and washroom facilities, providing an efficient and comfortable working environment. Located in one of South Edmonton's premier business parks, this property offers outstanding accessibility with quick connections to ****Whitemud Drive, Gateway Boulevard, Calgary Trail, Anthony Henday Drive, and Edmonton International Airport****. The central location makes commuting easy for employees while providing excellent convenience for clients throughout the Edmonton m...

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