



4004 97 Street, Edmonton
Strathcona Industrial Park

OFFICES W/ WAREHOUSE



PROPERTY DETAILS

Address:	4004 97 Street, Edmonton
Legal:	Condo Plan 9623202; Unit(s) 100,101,102 &103
Zoning:	IB (Business Industrial)
Total Size:	5,600 SF (+/-)
Main Floor:	3,820 SF (+/-)
Second Floor:	1,780 SF (+/-)
Sale Price:	\$1,115,000.00 \$1,110,000.00
Taxes:	\$26,171.94 (2024) *for all 4 units*
Condo Fees:	\$994.07 / month *for all 4 units*
Signage:	Building
Parking:	Designated spots in front of unit(s) / Common parking area in rear of building



PROPERTY HIGHLIGHTS

- Great location on 97 Street in the Strathcona Industrial Park, minutes away from Gateway Boulevard and Whitemud Drive
- Large reception or showroom area w/ 8 offices, boardroom and open areas that can be made into offices, shared workspace area or display areas
- Office air conditioning
- Warehouse has 2-12'x 12' overhead doors



Ashley Chrunik
Associate
780-910-6908
ashley@aicrecommercial.com

Neighbourhood features:



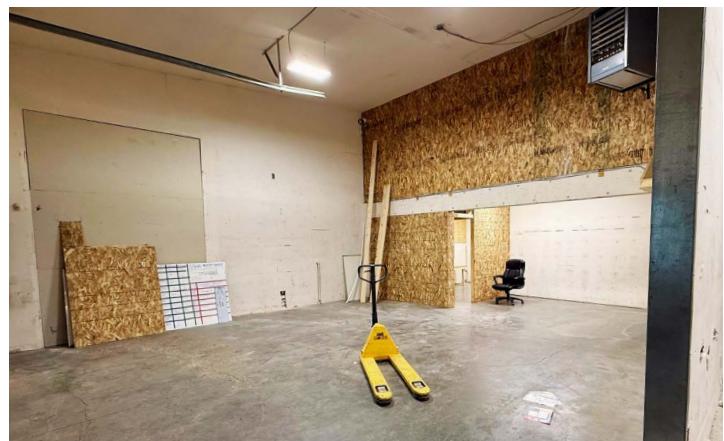
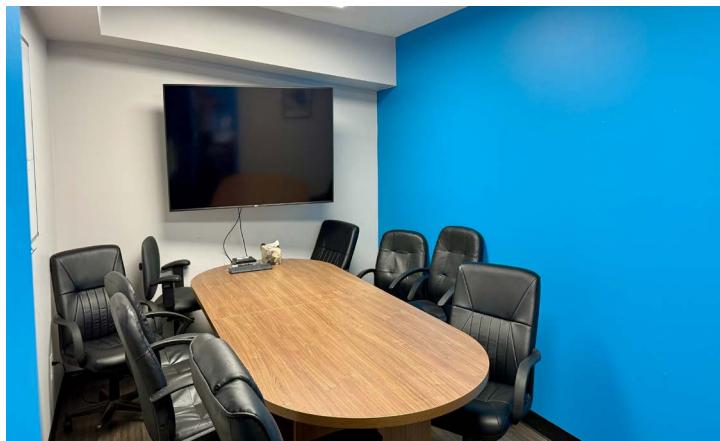
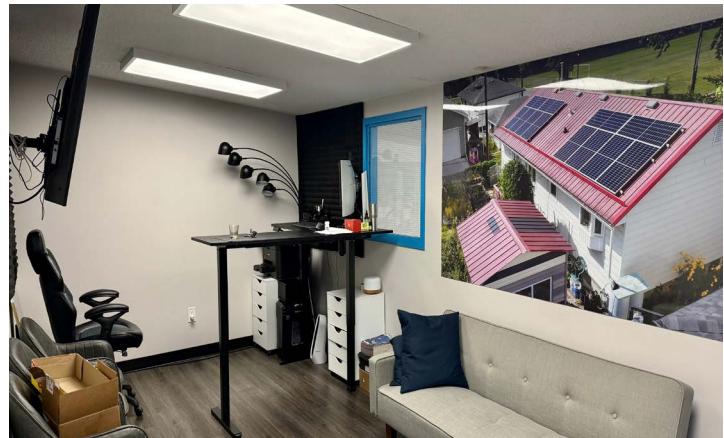
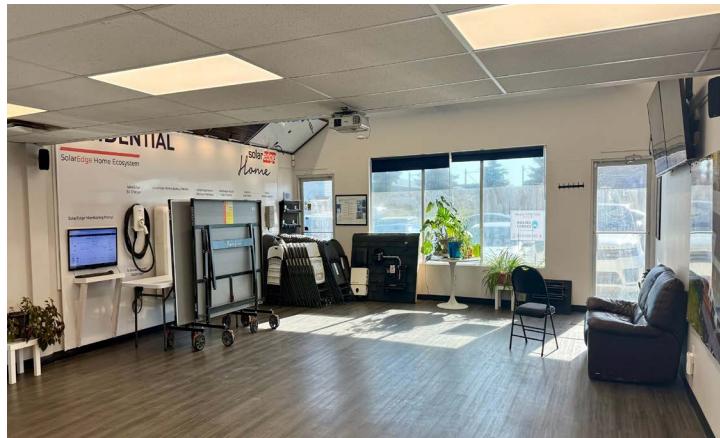
TRANSIT



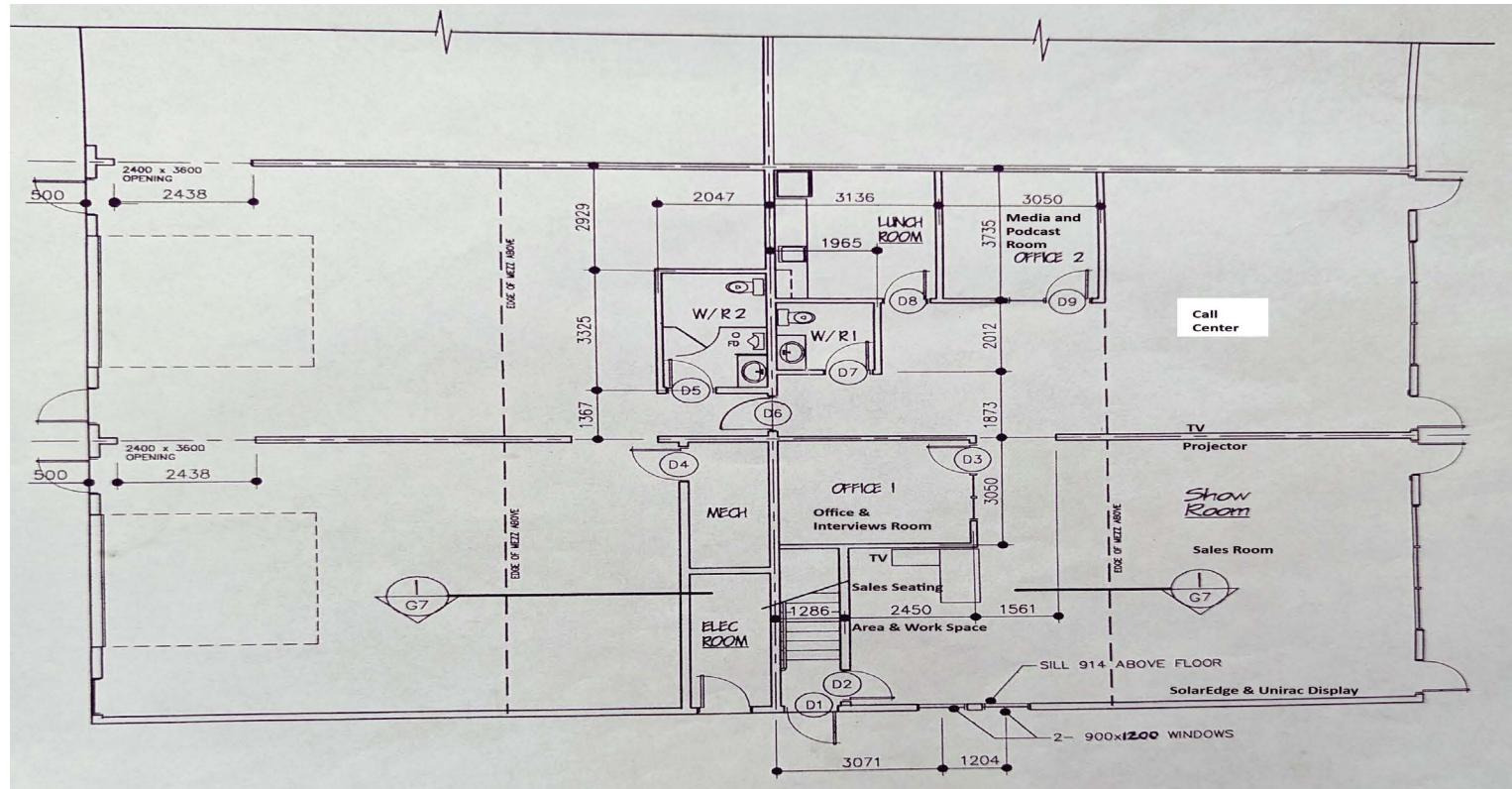
SHOPPING



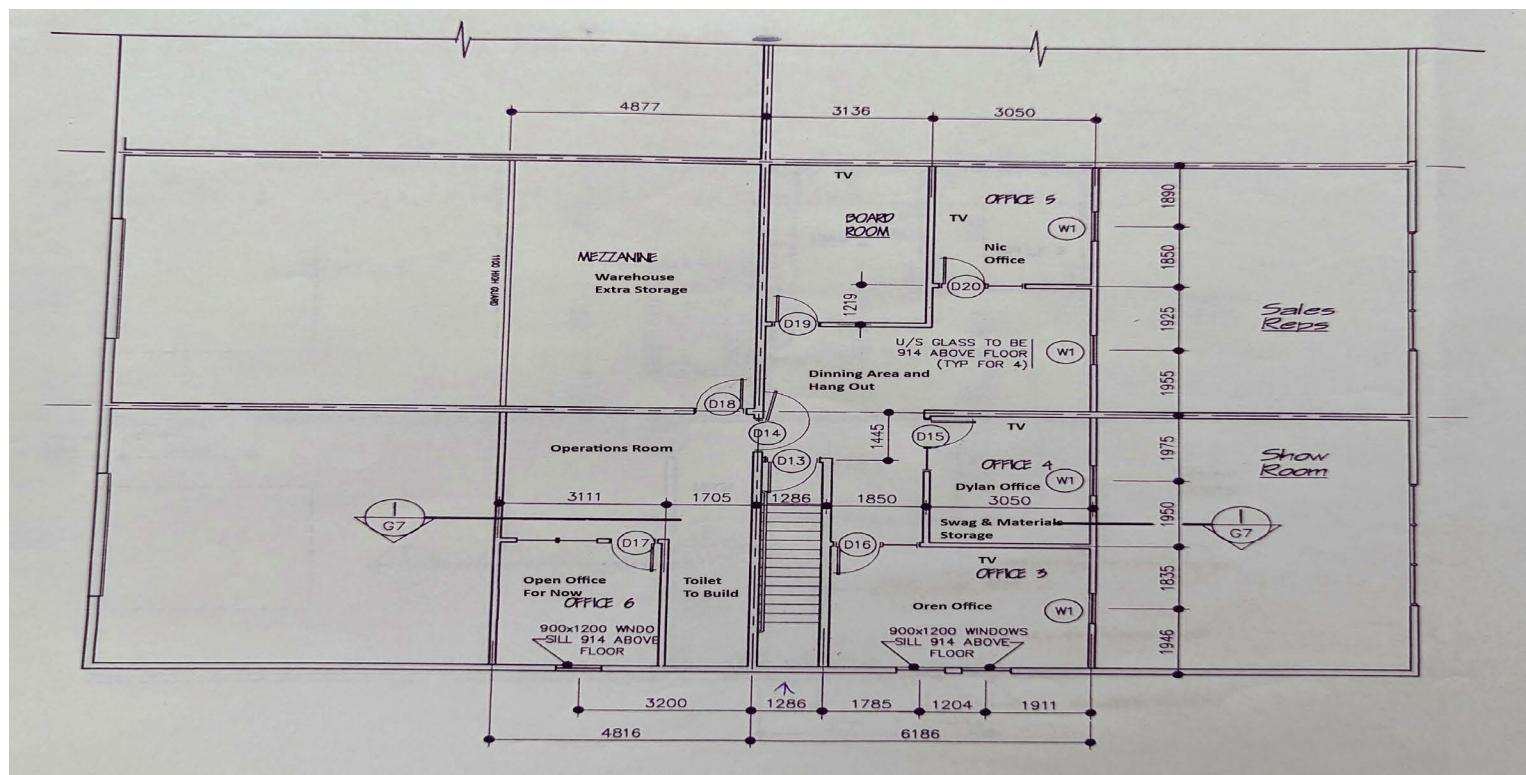
DINING



Ashley Chrunik
Associate
780-910-6908
ashley@aicrecommercial.com



SECOND FLOOR





VEHICLES PER DAY

97 Street: 9,000

99 Street: 15,500

AREA POPULATION (within 5kms)

- 154,711 Residents
- 201,595 Daytime Population

AREA INCOME

- Average household income of \$101,063

LOCATION FEATURES

- **Excellent Accessibility** – Immediate access to 97 Street, 34 Avenue, Whitemud Drive, Gateway Boulevard, and Anthony Henday Drive.
- **Established Industrial Hub** – Surrounded by a strong mix of industrial users, distribution centers, and service-based businesses.
- **Proximity to Amenities** – Close to gas stations, restaurants, retail services, and business support services.
- **Minutes from South Edmonton Common** – One of Edmonton's largest retail developments, providing additional convenience for employees and visitors.

