



## 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:	<del>\$1,115,000.00</del> <b>\$1,110,000.00</b>
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



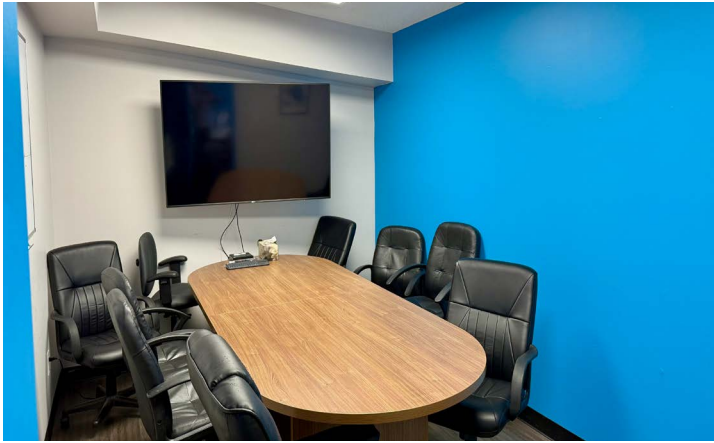
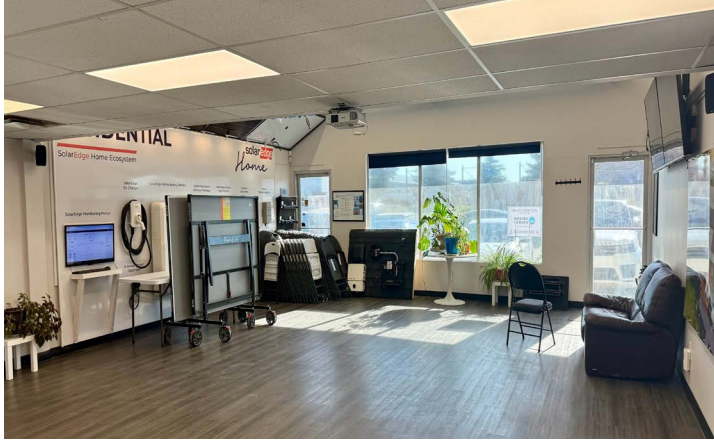
## PROPERTY HIGHLIGHTS

- 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, board-room 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 Chronik**  
 Associate  
 780-910-6908  
 ashley@aicrecommercial.com

Neighbourhood features:



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## FLOOR PLAN

4004 97 Street, Edmonton

Neighbourhood features:



TRANSIT

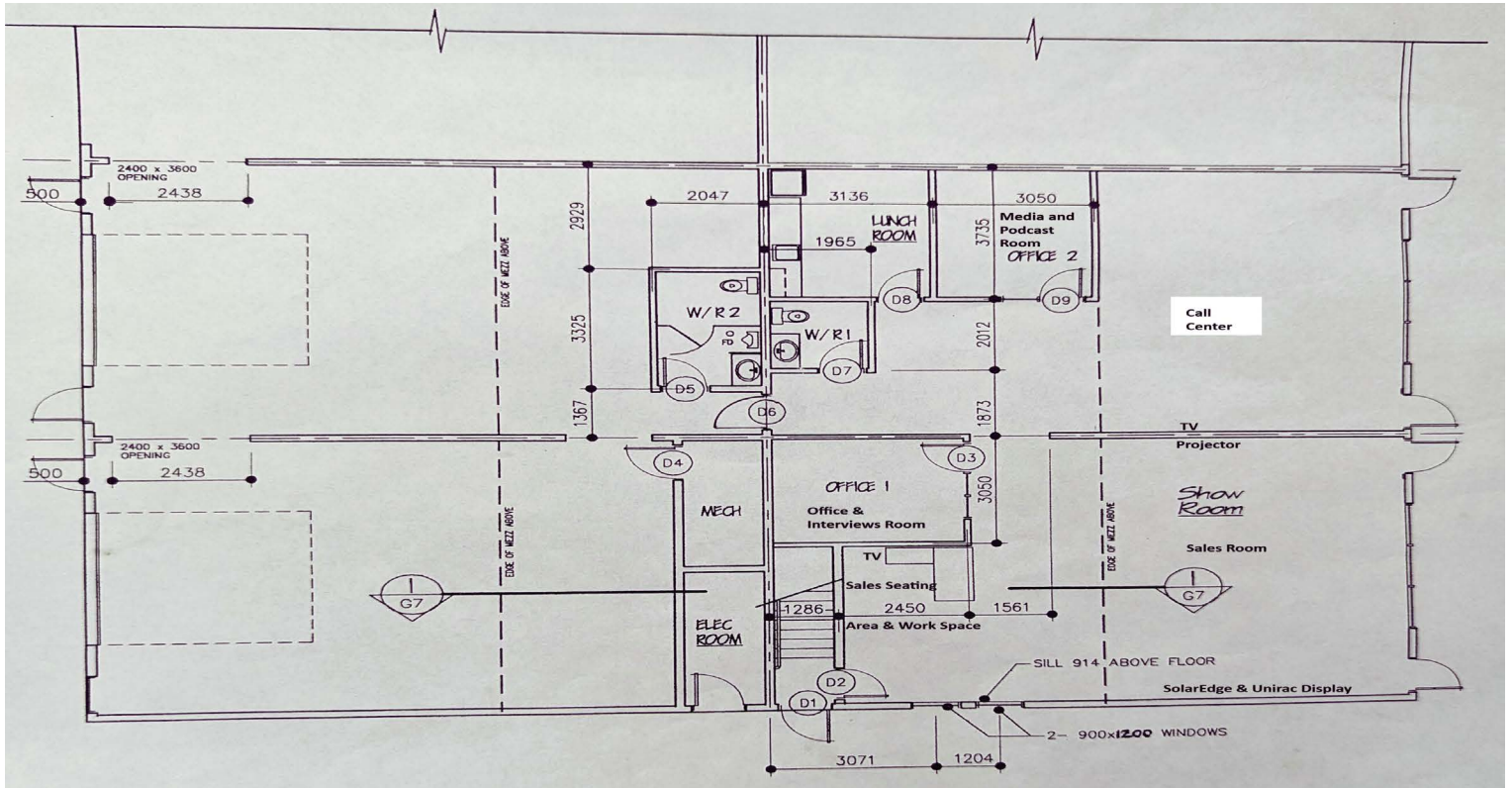


SHOPPING

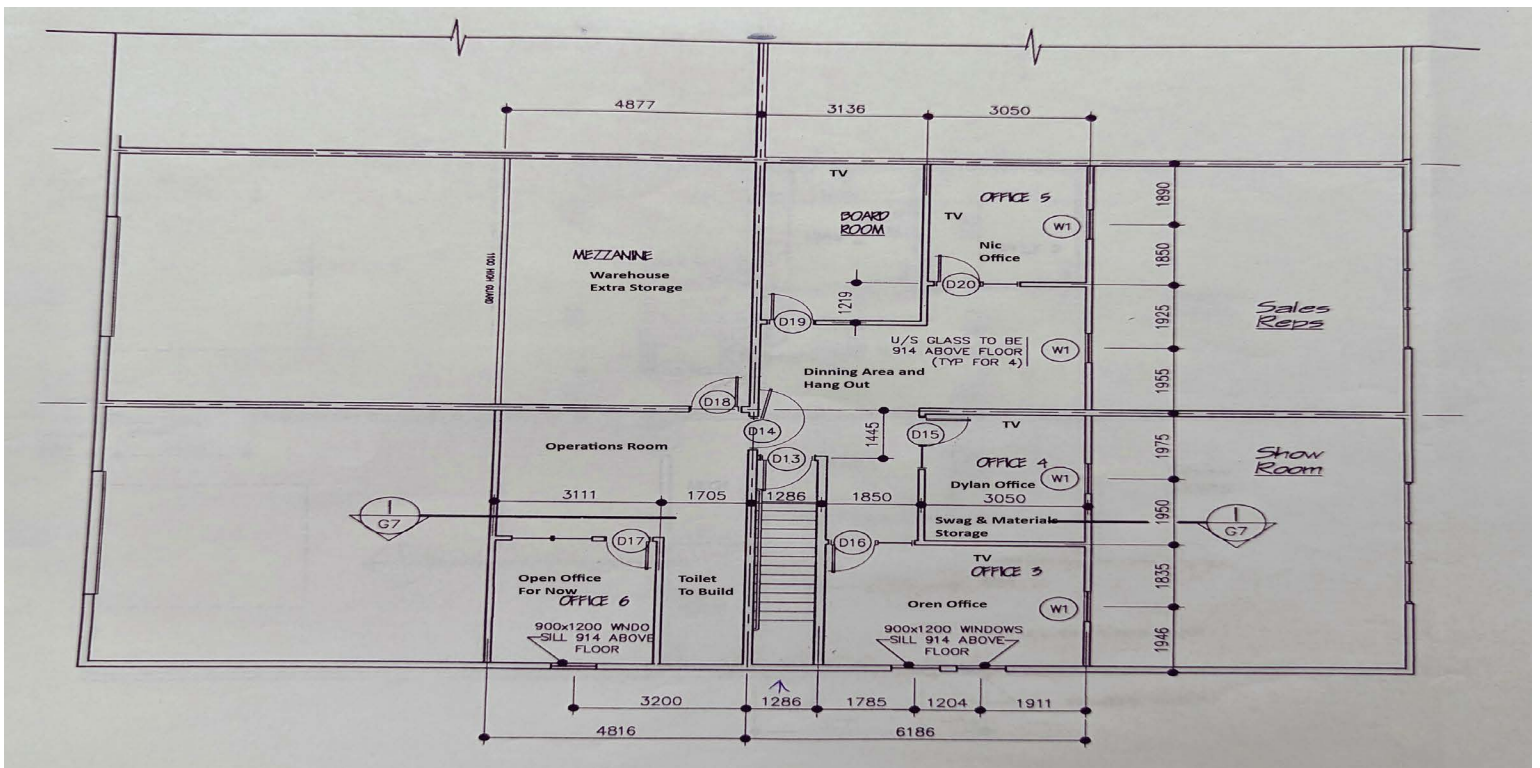


DINING

## MAIN FLOOR



## SECOND FLOOR



Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise.



## PROPERTY LOCATION

4004 97 Street, Edmonton

### Neighbourhood features:



TRANSIT



SHOPPING



DINING



### 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.



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