

FOR SALE OR LEASE

NAICommercial

97 STREET CONDOS - 2,282 TO 4,617 SF±



BROKER INCENTIVE

For all deals unconditional
by June 30, 2025,
the seller is offering
\$2,500 PREPAID VISA

5303-5315 97 STREET | EDMONTON, AB | OFFICE/WAREHOUSE BAYS

Ideally positioned for businesses seeking visibility, accessibility, and functionality, this property offers:



Rare small bay Office/Industrial Condo Units available in South East Edmonton



West Building unit sizes from 2,271 - 2,336 sq.ft.±



Grade loading door on each unit



Upgraded exterior facade

Convenient access to major arterials including: Whitemud, Calgary Trail/ Gateway Blvd, 91 Street and 51 Avenue



Some units tenanted

Take advantage of this prime flex warehouse space with exceptional exposure.

Ideal for retail, light industrial, or service-based businesses.

Don't miss out on this strategic leasing opportunity!

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

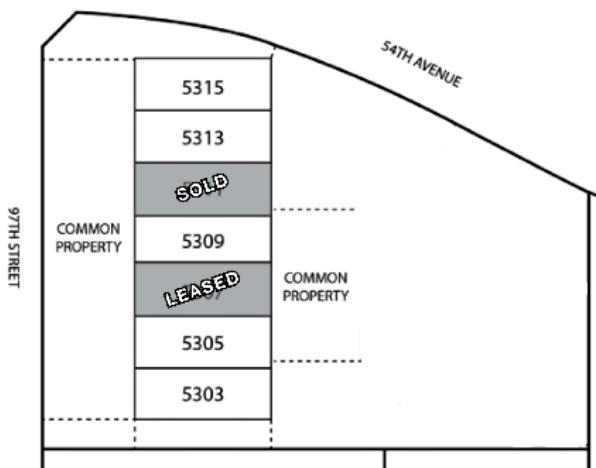


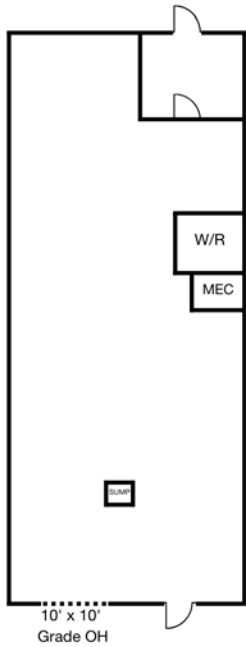
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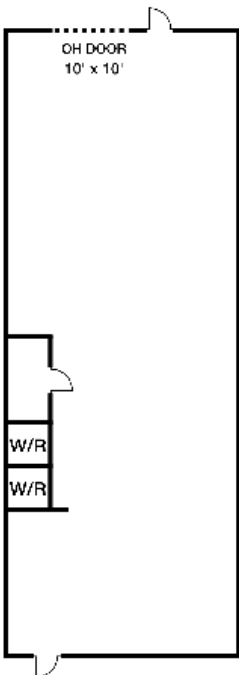
NAIEDMONTON.COM

LEGAL DESCRIPTION	Plan 0824768 Units 1-11
ZONING	IM (Medium Industrial)
YEAR BUILT	1978
CONSTRUCTION	Concrete block
SITE COVERAGE RATIO	39.8%
INTERNET	Fibre optic
NEIGHBOURHOOD	Coronet Industrial
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)
PARKING	48 stalls onsite plus additional street parking on 54 Ave
LOADING	5315 - 10'x10' grade 5313/11 - 10'x12' grade 5309-5303 - 10'x10' grade
SITE/YARD SIZE	1.59 acres
LEASE TERM	One year
CONDO FEES	\$3.40 per sq.ft. (2024) includes common area maintenance, insurance, management and reserve contribution



**UNIT 5303**

SIZE	2,282 sq.ft.±
AVAILABLE	Immediately
LEGAL DESCRIPTION	Condominium Plan 0824768 Unit 1
LOADING	10'x10' grade loading
NET RENTAL RATE	\$10.00/sq.ft./annum
OPERATING COSTS	\$8.82/sq.ft./annum 2025 estimate) includes property tax, common area maintenance, building insurance and management fees
CONDO FEES	\$646.55/month
PROPERTY TAXES	\$11,312.96 (2024)
SALE PRICE	\$502,028.30
NOTE	Unit 5303 & 5305 can be combined to be 4,617 sq.ft.

**UNIT 5305**

SIZE	2,336 sq.ft.±
AVAILABLE	Immediately
LEGAL DESCRIPTION	Condominium Plan 0824768 Unit 2
LOADING	10'x10' grade loading
NET RENTAL RATE	\$10.00/sq.ft./annum
OPERATING COSTS	\$8.82/sq.ft./annum 2025 estimate) includes property tax, common area maintenance, building insurance and management fees
CONDO FEES	\$661.80/month
PROPERTY TAXES	\$11,537.89 (2024)
SALE PRICE	\$513,868.59
NOTE	Unit 5303 & 5305 can be combined to be 4,617 sq.ft.

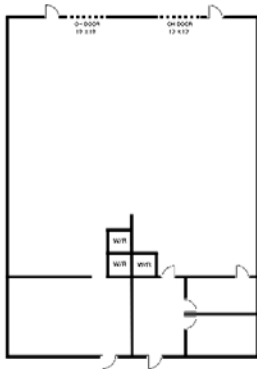


**UNIT 5309**

SIZE	2,271 sq.ft.±
AVAILABLE	Immediately
LEGAL DESCRIPTION	Condominium Plan 0824768 Unit 4
LOADING	10'x10' grade loading
NET RENTAL RATE	\$10.00/sq.ft./annum
OPERATING COSTS	\$8.82/sq.ft./annum 2025 estimate) includes property tax, common area maintenance, building insurance and management fees
CONDO FEES	\$643.50/month
PROPERTY TAXES	\$11,630.51 (2024)
SALE PRICE	\$499,660.24

LEASE

SALE

**UNIT 5313/15**

SIZE	4,617 sq.ft.±
AVAILABLE	July 1, 2025
LEGAL DESCRIPTION	Condominium Plan 0824768 Unit 6/7
LOADING	(1) 10' x 10' grade and (1) 10' x 12' grade
NET RENTAL RATE	\$10.00/sq.ft./annum
OPERATING COSTS	\$8.82/sq.ft./annum 2025 estimate) includes property tax, common area maintenance, building insurance and management fees
CONDO FEES	\$1,308.35/month
PROPERTY TAXES	\$23,340.42 (2024)
SALE PRICE	\$1,015,869.88

LEASE

SALE

