

FOR SUBLEASE OFFICE/WAREHOUSE

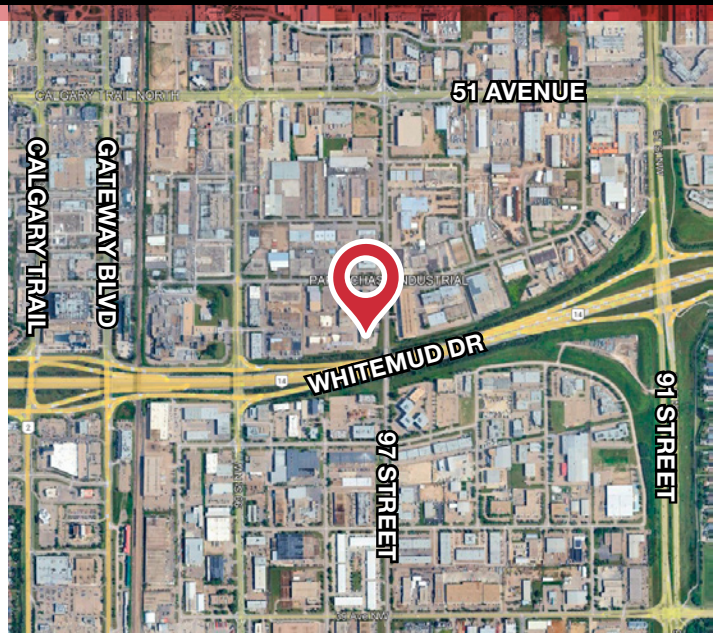
NAICommercial



4422 - 97 STREET | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY HIGHLIGHTS

- 2,622 sq.ft.± of office/warehouse available for sublease
- High exposure with space fronting 97 street
- Grade loading
- Available January 1, 2026
- Quick access to Whitemud, Calgary Trail and Gateway Blvd



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ADDITIONAL INFORMATION

SIZE AVAILABLE	2,622 sq.ft.±
LEGAL DESCRIPTION	Plan 7721481 Block 7 Lot 18
ZONING	BE (Business Employment)
AVAILABLE	January 1, 2026
YEAR BUILT	2000
LOADING	Grade loading
PARKING	Scramble
SUBLEASE EXPIRY	December 31, 2027
OPERATING COSTS	\$6.98/sq.ft./annum (2025 estimate) includes common area maintenance, property taxes, building insurance, and management fees
LEASE RATE	\$10.00/sq.ft./annum

