

FOR SALE/LEASE

Plaza 97 - Office Space

203, 4103 97 Street
Edmonton, AB



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Commercial

MaxWell Polaris

FOR SALE/LEASE

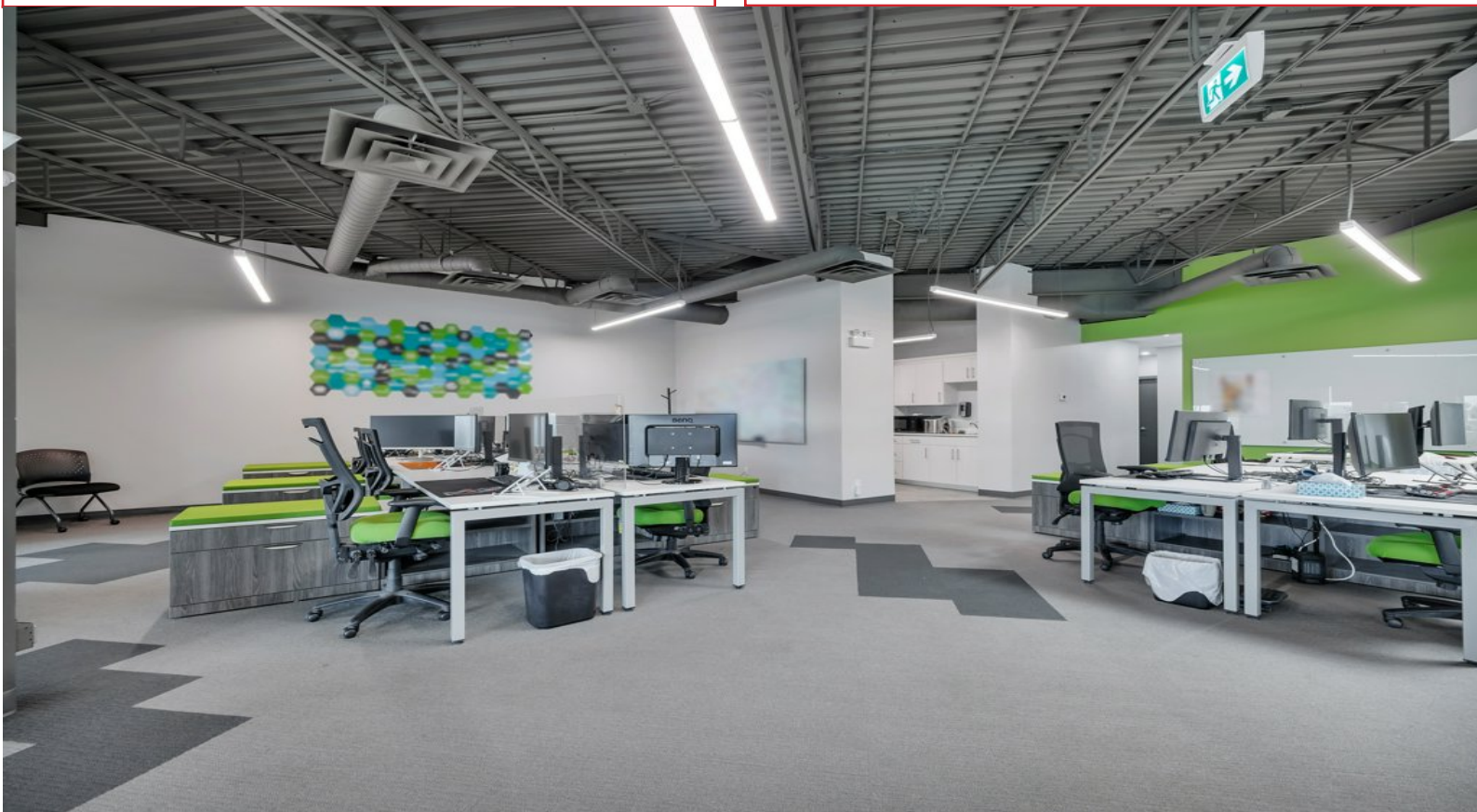
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ZONING	BE - Business Employment
YEAR BUILT	1989
TOTAL SF	5,306 SF
HVAC	Rooftop
SALE PRICE	\$1,175,000
LEASE RATE	Starting at \$12 PSF
OP COSTS (2025)	\$12.32
UTILITIES	Gas & Water Included Electricity is Metered
AVAILABLE	Immediately

Features

- Six perimeter offices, reception, kitchen
- Three meeting/breakout rooms
- Large executive boardroom
- Fibre internet
- 15 dedicated parking stalls + street parking
- Turn-key space with A/C
- Exposure to 97 Street with extensive glazing



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[Virtual
Walkthrough &
More Photos](#)



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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED