

FOR SALE

TWO STOREY OFFICE BUILDING

NAI Commercial



UNIT 3, 5414 - 97 STREET | EDMONTON, AB | 6,426 SF± OFFICE

PROPERTY DESCRIPTION

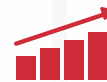
- 6,426 sq.ft.± two-storey office (4,284 sq.ft. main floor, 2,146 sq.ft. second floor)
- 15 private offices (11 - main floor, 4 - second floor)
- 4 washrooms (with 2 showers) & 2 kitchenettes
- Fully renovated and occupied by a well-known residential development company
- Lease back option available
- Conveniently located on 97 Street, blocks away from Calgary Trail, Whitemud Dr, and Argyll Road

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159,670
 DAYTIME POPULATION



2.7%
 ANNUAL GROWTH 2023 - 2033



102,926 EMPLOYEES 7,864 BUSINESSES



\$4.9B
 TOTAL CONSUMER SPENDING

2023 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



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



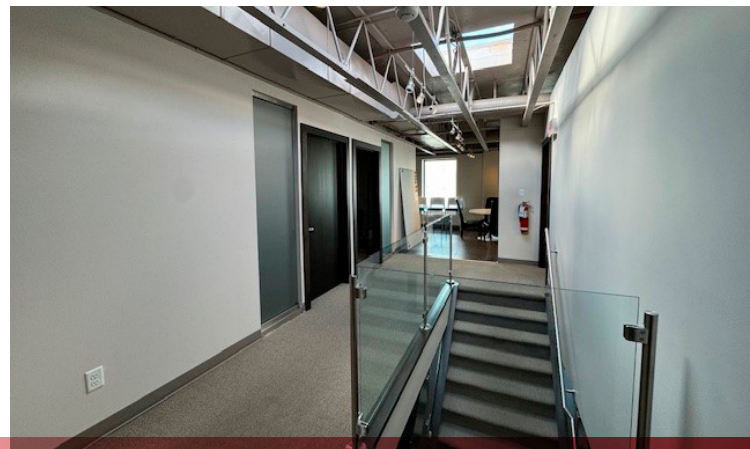
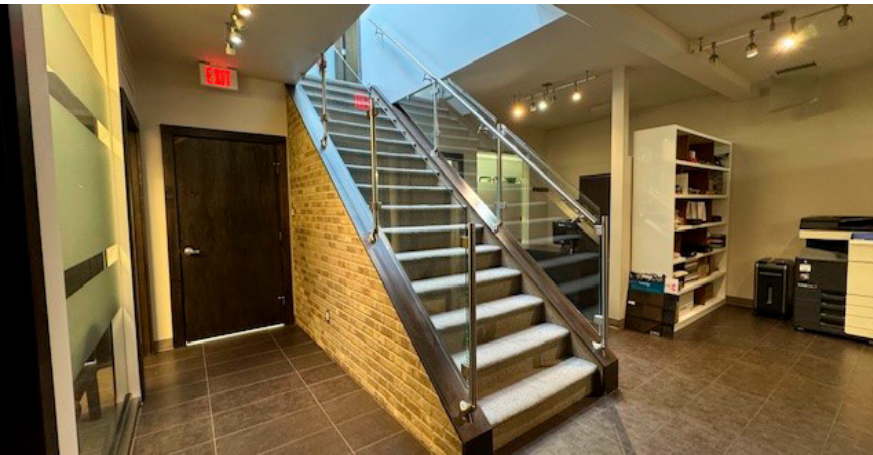
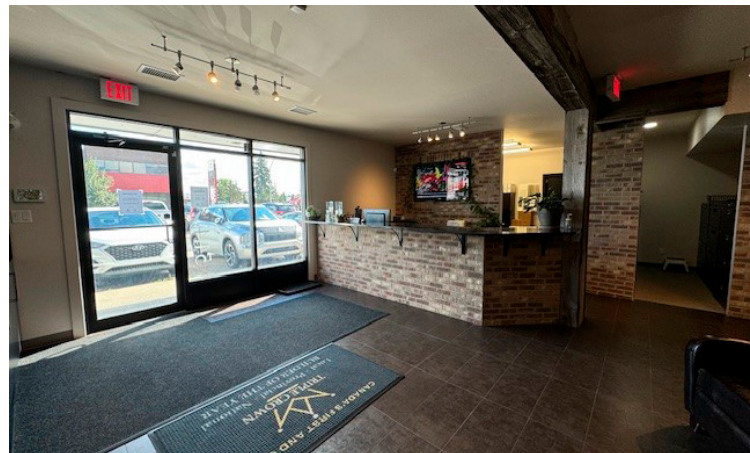
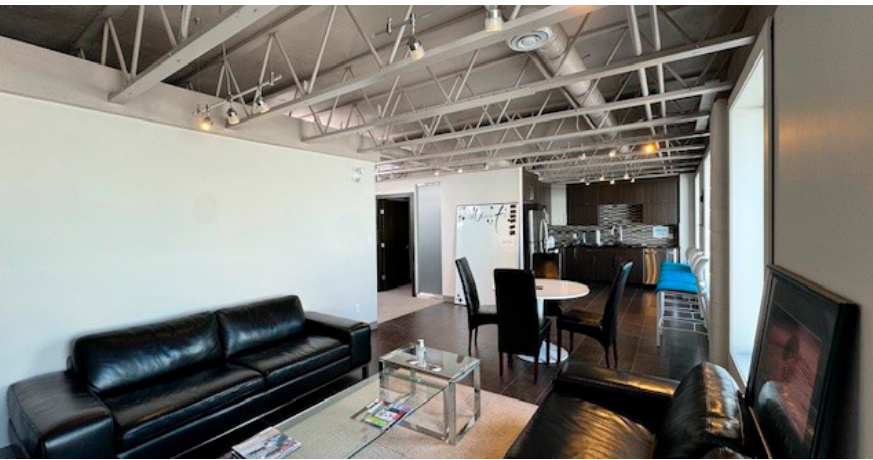
780 436 7410



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ADDITIONAL INFORMATION

SIZE	Main floor: 4,284 sq.ft./1,296 sq.ft. leased until April 30, 2029 Second floor: 2,146 sq.ft./1,706 sq.ft. leased until July 31, 2025 Available Space: 6,426 sq.ft. total
LEGAL DESCRIPTION	Plan: 0223435, Unit 3
ZONING	IM - Medium Industrial
YEAR BUILT	1975 (Condominimized in 2002)
AVAILABLE	Within 30 days (Negotiable)
PROPERTY TAXES	\$24,351.54 (2024)
CONDO FEES	\$830.05/mo (2024) (to be confirmed)
SALE PRICE	\$1,450,000



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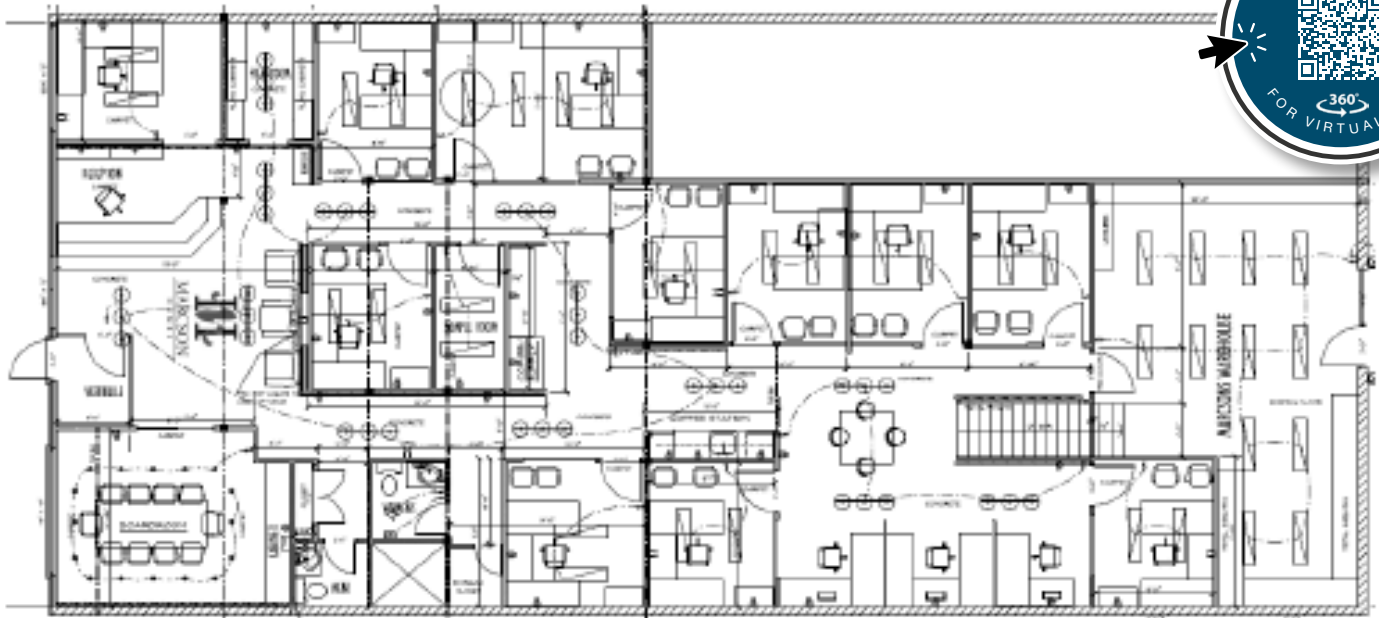
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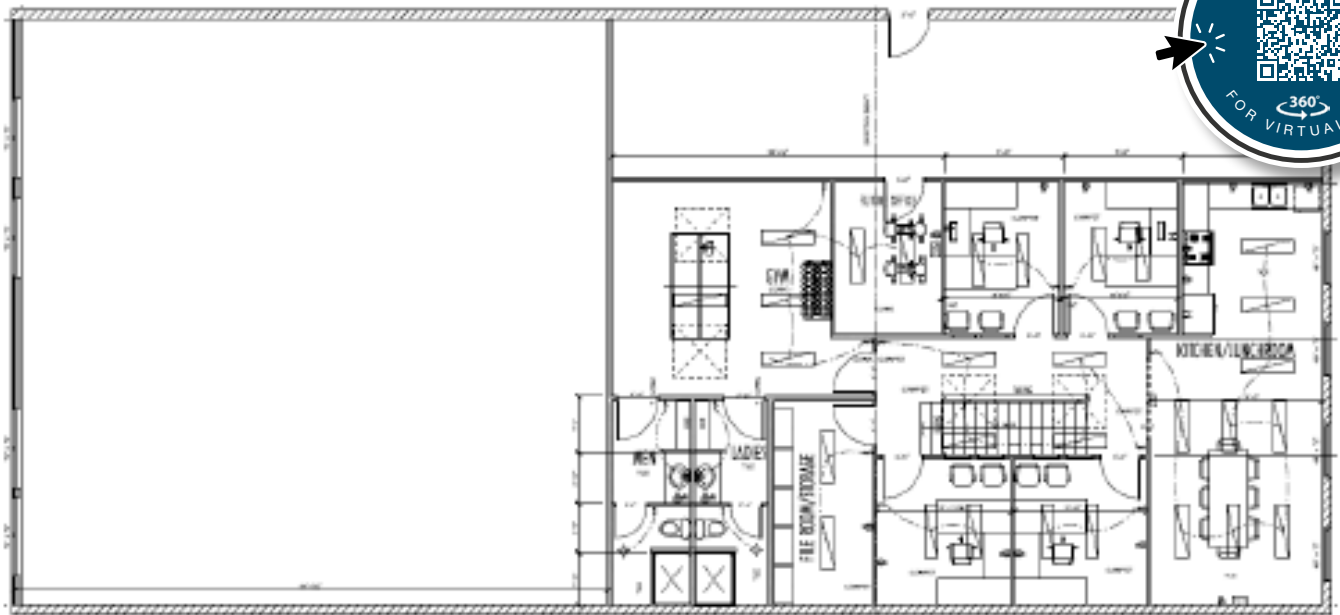
MAIN FLOOR

MAIN FLOOR PLAN



SECOND FLOOR

SECOND FLOOR PLAN



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