



FOR LEASE

4,006± SF of **Office / Showroom Space** with Exposure **along 97 Street**

4720 97 Street, Edmonton, AB

Ning Good

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Features

Address 4720 97 Street, Edmonton, AB T6E 5S1

Available Area 4,006 SF (*bonus office/storage mezzanine of 1,448 SF*)

Loading Doors (1) 10' x 12' grade door

Zoning IM - Medium Industrial

Ceiling Height 16' clear

Features

- Exposure along 97 Street
- Open reception / showroom area with high ceilings
- Meeting rooms or large offices & open office areas
- Quick access to 51 Avenue & Calgary Trail & 99 Street



Grade Loading / Warehouse



Reception Area



\$11.00 PSF
Lease Rate

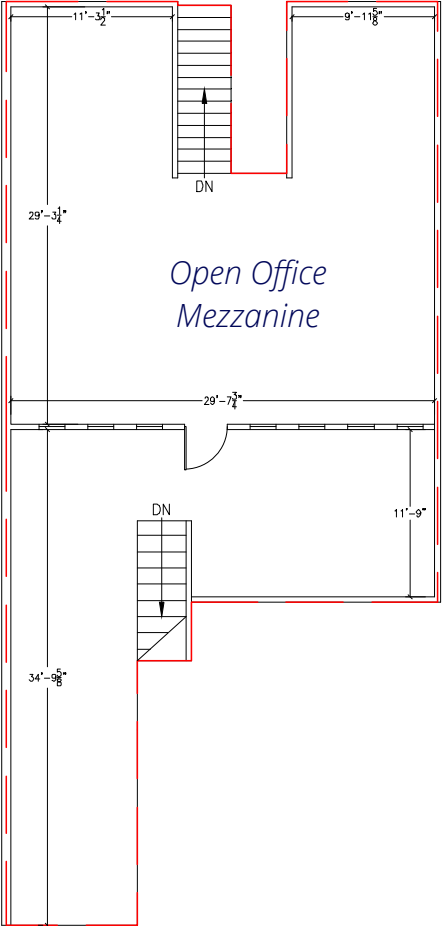
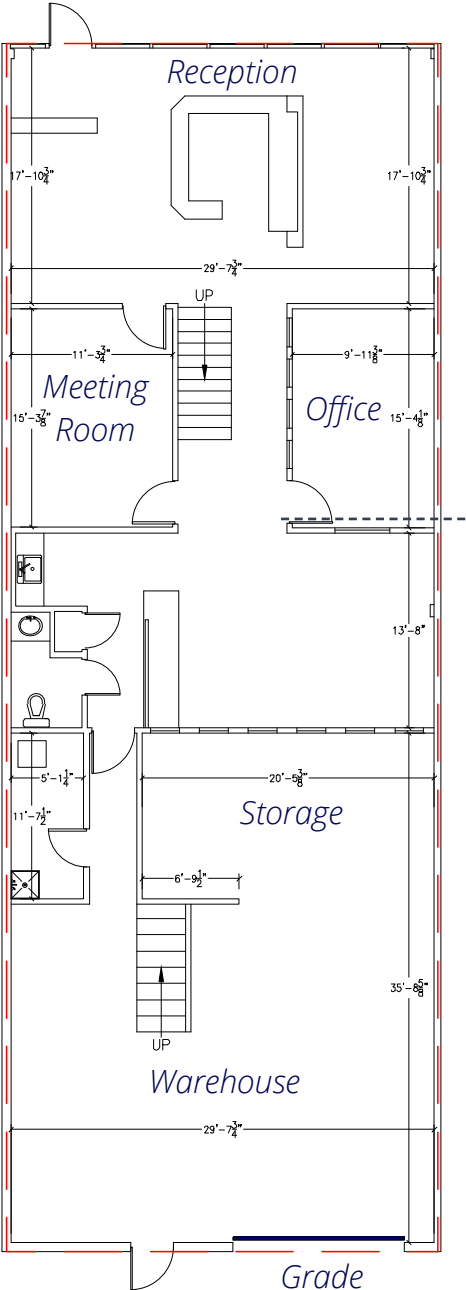


\$6.10 PSF
2025 Additional Rent



April 1, 2026
or with 30 days notice
Availability

Floor Plan





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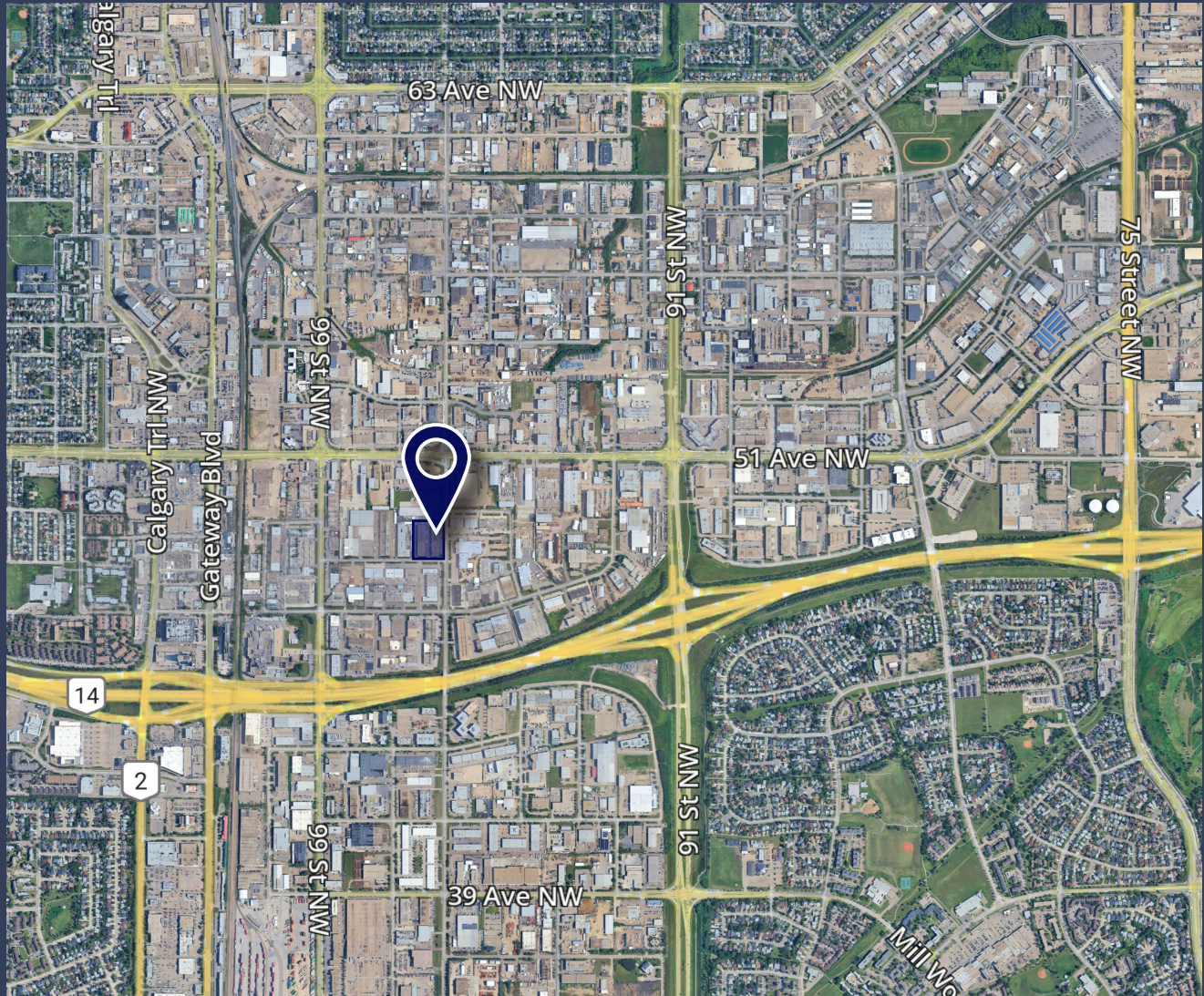
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