



FOR SALE

EXCELLENT OWNER/USER INVESTOR OPPORTUNITY

# 97TH STREET PLAZA

Units #102 & #202,  
4103 - 97 Street

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# PROPERTY HIGHLIGHTS

1,949 SF - 3,900 SF OF WELL DEVELOPED OFFICE SPACE

- Main and second floor condo strategically located on 97th Street, just south of Whitemud Drive, offering exceptional exposure and accessibility
- High end and attractive improvements throughout including reception area, large boardroom, 2 kitchen areas, lounge room, 8 private offices, large team work, plus open workstation space, and storage room
- Quick and easy connectivity to key arterial city routes including 97th Street, 99th Street, Whitemud Drive, Calgary Trail/ Gateway Boulevard and Anthony Henday Drive
- Exterior building signage available
- Well managed condo board and property management
- New roof (2022) and all RTU, Roof Top Units have been replaced within the past 5 years

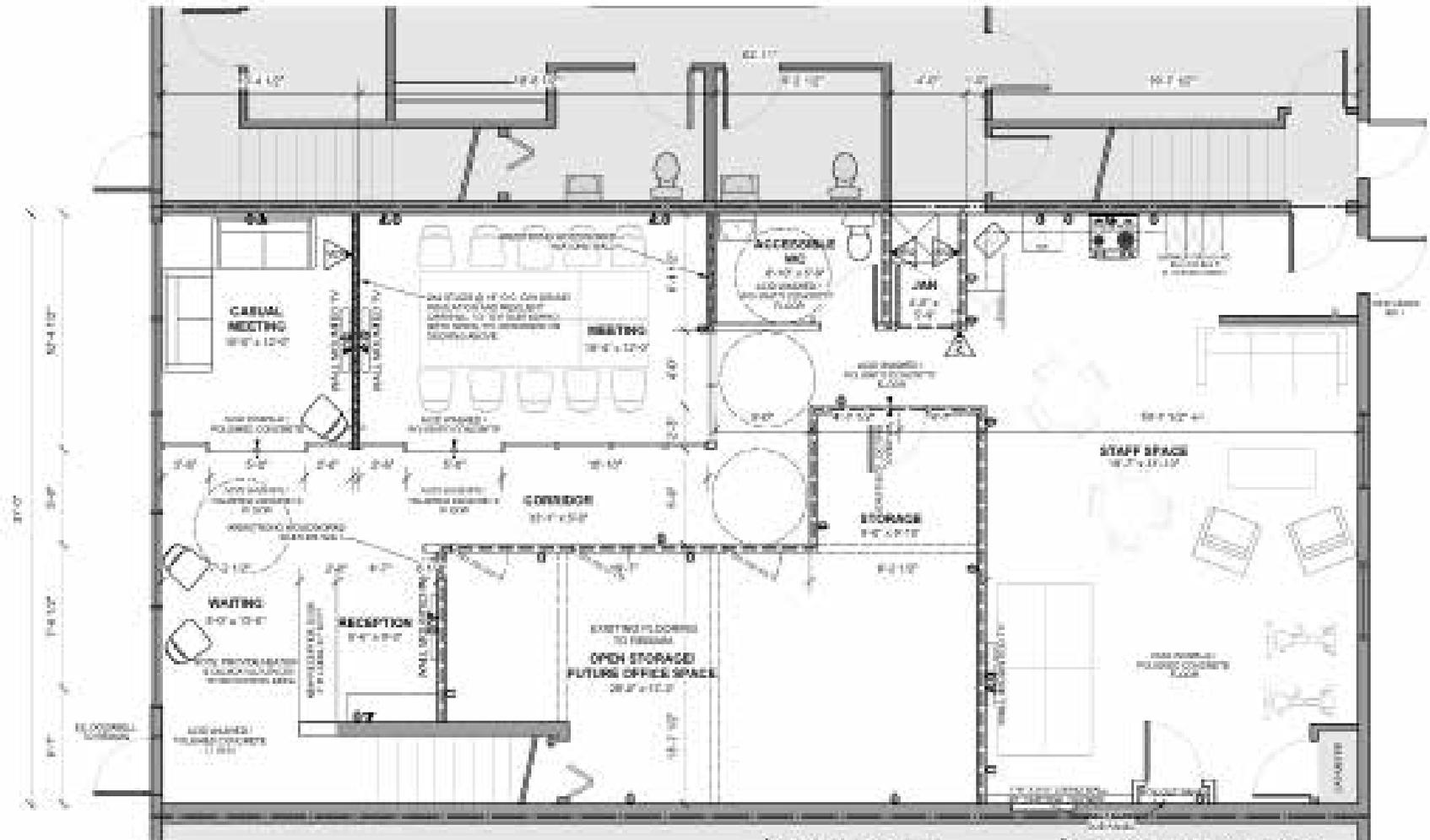


# PROPERTY DETAILS

<b>Legal Description:</b>	Condominium Plan 1321990, Units 2 & 6
<b>Zoning:</b>	Business Employment (BE)
<b>Neighbourhood:</b>	Strathcona Industrial Park
<b>Building Size:</b>	26,000 SF
<b>Built:</b>	1989
<b>Parking Area:</b>	12 designated surface stalls at no additional charge

<b>Area Available</b>	Unit #102 - 1,951 SF Unit #202 - 1,949 SF Total - 3,900 SF
<b>Price:</b>	\$1,014,010 (\$260.00 psf)
<b>Operating Costs:</b>	\$10.86 psf. plus in-suite janitorial & power
<b>2024 Taxes:</b>	Unit #102 - \$13,350.62 Unit #202 - \$11,258.50
<b>Condo Fees:</b>	TBD
<b>Asking Price:</b>	\$1,014,010 (\$260.00 psf.)

# MAIN FLOOR PLAN



## 1 MAIN FLOOR PLAN - PROPOSED OFFICE

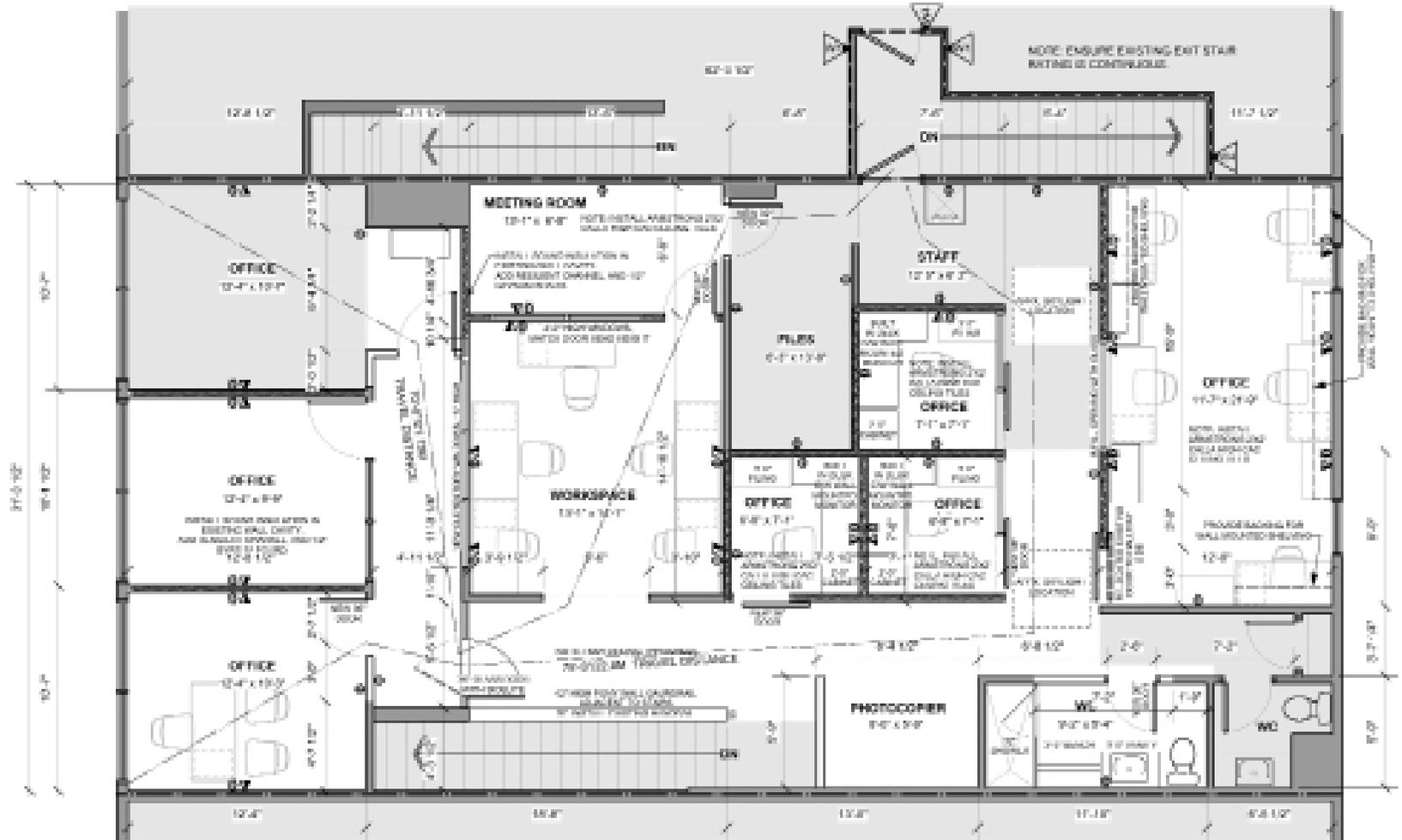
SCALE: 1/4" = 1'-0"

NOTE: ALLOW FOR PHASED CONSTRUCTION.  
 PHASE 1 - MAIN FLOOR DEMO + CONSTRUCTION  
 PHASE 2 - SECOND FLOOR AREA, NOT INCLUDING WAIT OFFICE.  
 PHASE 3 - SECOND FLOOR EAST OFFICES.  
 NOTE: CEILING TILES TO BE REPLACED, PROVIDE NEW LIGHTS & SWITCH CONDS.  
 COORDINATE ADDITIONAL LIGHTING & RECEPTACLES ON SITE.

- ▶ 4 1/2" INTERIOR WALL  
 1/2" PAINTED GYPSUM BOARD  
 2x4 WOOD STUD @ 16" O.C.  
 1/2" PAINTED GYPSUM BOARD
- ▶ 4 1/2" INTERIOR WALL, STD. RATING  
 1/2" PAINTED GYPSUM BOARD  
 2x4 WOOD STUD @ 16" O.C.  
 BRUSH ROUGH STAIN  
 1/2" PAINTED GYPSUM BOARD
- ▶ 6 1/2" INTERIOR WALL / PLUMBING  
 1/2" PAINTED GYPSUM BOARD  
 2x4 WOOD STUD @ 16" O.C.  
 1/2" PAINTED GYPSUM BOARD
- ▶ 4 1/2" WALL U-BOB  
 (RIM AROUND STORAGE ROOM)  
 (OUTSIDE DEMISING WALL)  
 2x4 TYPE 'C' DIMENSION BOARD  
 2x4 WOOD STUD @ 16" O.C.  
 2x4 TYPE 'C' DIMENSION BOARD

NOTE: SOUND WALLS BROWN ARE ANTICIPATED TO BE EXTENDED PART DECKED CEILING TO UNDERSIDE OF DECK & INSTALLED TO PREVENT SOUND TRANSFER BETWEEN ROOMS.

# SECOND FLOOR PLAN



## SECOND FLOOR PLAN - PROPOSED OFFICE

SCALE 3/16" = 1'-0"

NOTE: ALLOW FOR FINISH CONSTRUCTION.  
 PHASE 1 - MAIN FLOOR DEMO / CONSTRUCTION  
 PHASE 2 - SECOND FLOOR AREA, NOT INCLUDING EAST OFFICE  
 PHASE 3 - SECOND FLOOR EAST OFFICE.

6-1/2" INTERIOR WALL  
 1/2" PAINTED GYPSUM BOARD  
 2x4 WOOD STUD @ 16" O.C.  
 1/2" PAINTED GYPSUM BOARD

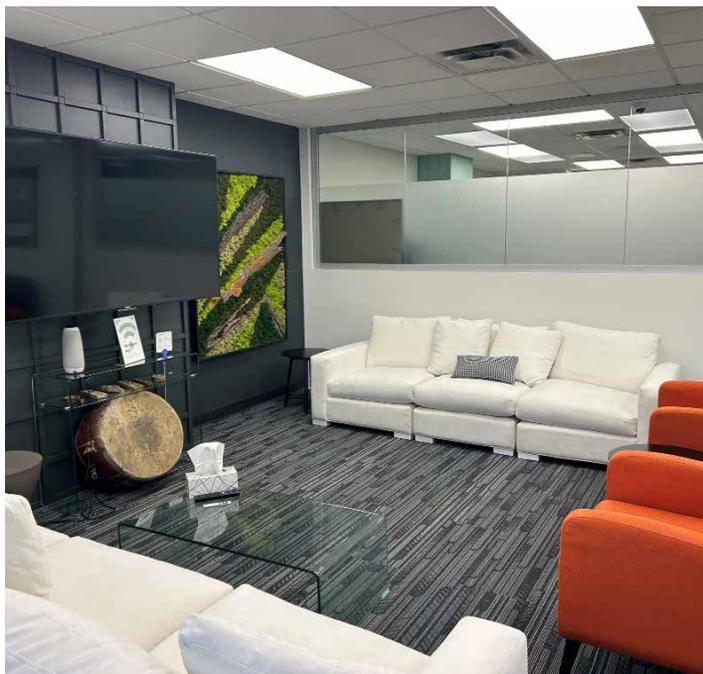
6-1/2" INTERIOR WALL STC RATING  
 1/2" PAINTED GYPSUM BOARD  
 2x4 WOOD STUD @ 16" O.C.  
 SOUND INSULATION  
 RECESSED CHANNEL  
 1/2" PAINTED GYPSUM BOARD

6-1/2" INTERIOR WALL / FILLING  
 1/2" PAINTED GYPSUM BOARD  
 2x4 WOOD STUD @ 16" O.C.  
 1/2" PAINTED GYPSUM BOARD

6-1/2" WALL U-208  
 (PER AROUND STORAGE ROOM)  
 (SUITE DEMING WALL)  
 5/8" TYPE 'X' GYPSUM BOARD  
 2x4 WOOD STUD @ 16" O.C.  
 5/8" TYPE 'X' GYPSUM BOARD

NOTE: SOUND WALLS SHOWN AS INSULATED TO BE EXTENDED PAST DROPPED CEILING TO UNDERSIDE OF DOOR & INSULATED TO PREVENT SOUND TRANSFER BETWEEN ROOMS.  
 EXISTING WALLS AROUND OFFICE TO BE PARTIALLY DEMOLISHED & UPGRADDED WITH SOUND INSULATION AND RECESSED CHANNEL.

# PROPERTY PHOTOS





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