



# FOR SALE/LEASE

## 97TH STREET PLAZA

**EXCELLENT OWNER/USER  
INVESTOR OPPORTUNITY**

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
- Units can be leased and or sold separately



## 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>Asking Rate:</b>	\$16.00 per SF
<b>Operating Costs:</b>	\$13.17 per SF (2025) plus utilities and in-suite janitorial
<b>2024 Taxes:</b>	Unit #102 - \$13,350.62 Unit #202 - \$11,258.50
<b>Condo Fees:</b>	\$2,042.36 per month
<b>List Price:</b>	\$1,014,010 (\$260.00 psf.)

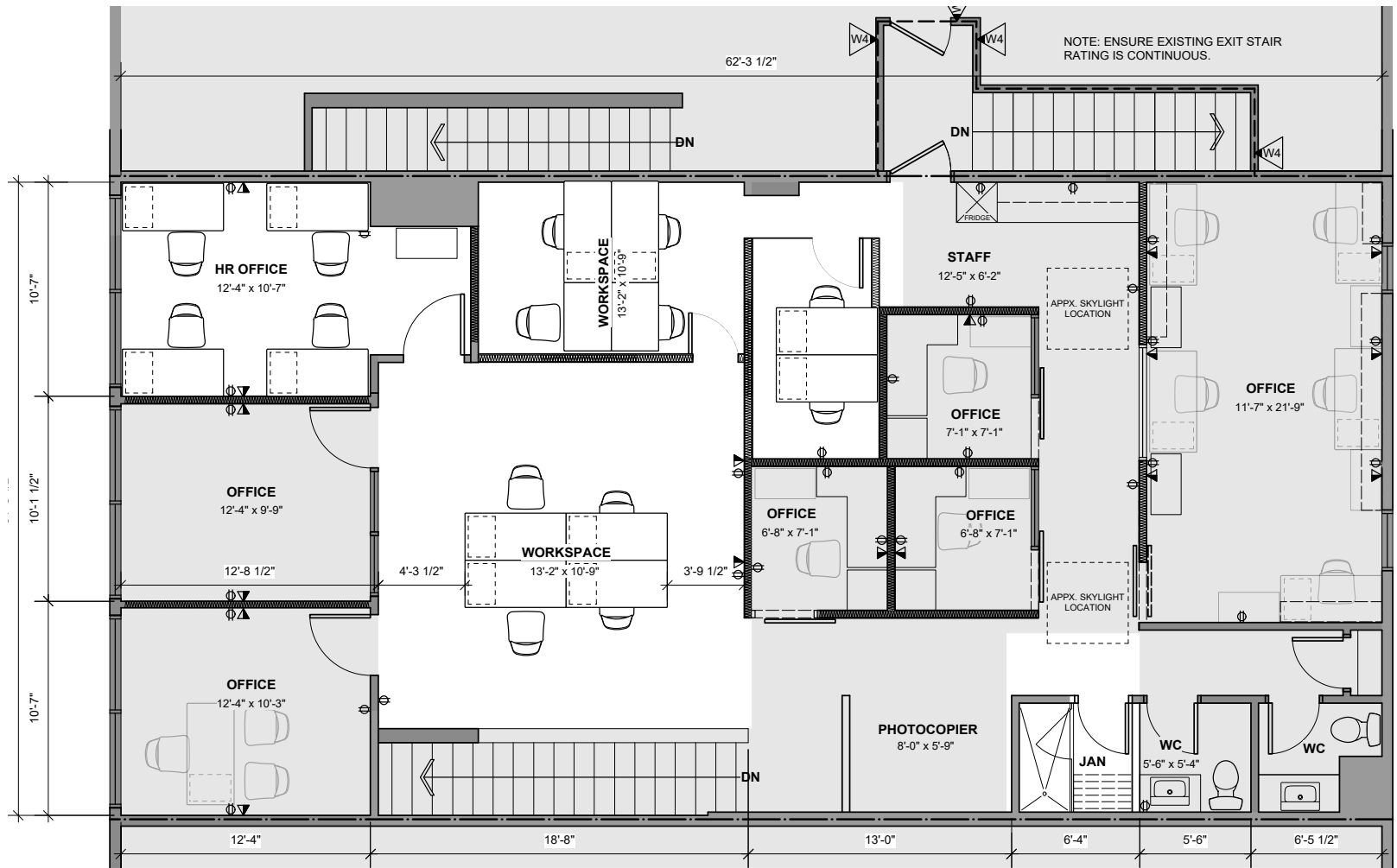
1,951 SF



SCALE 3/16" = 1'-0"

# SECOND FLOOR PLAN

1,949 SF

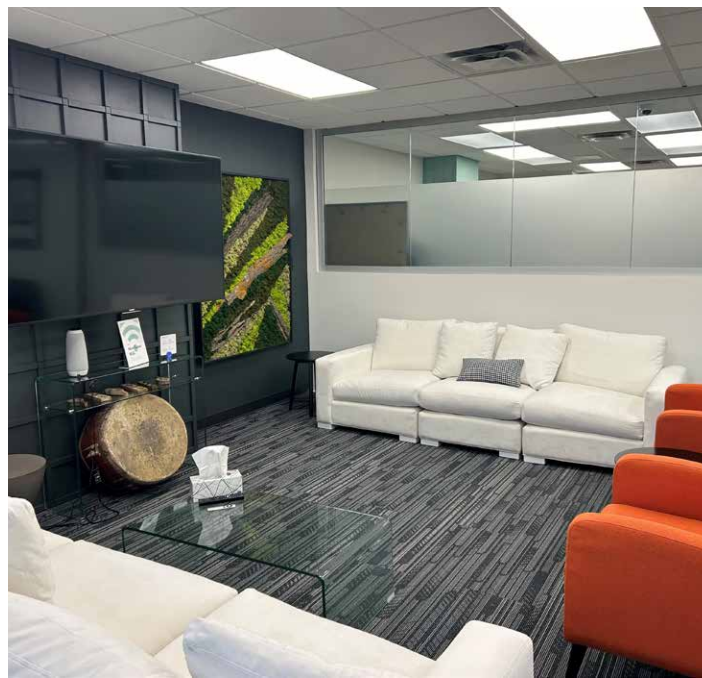


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## SECOND FLOOR PLAN - PROPOSED OFFICE

SCALE 3/16" = 1'-0"

# PROPERTY PHOTOS





**CUSHMAN &  
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