

## \$669,285 - 5008 97 Street, Edmonton

MLS® #E4453919

**\$669,285**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Papaschase Industrial, Edmonton, AB

Rare commercial opportunity: Condos for sale and lease. PRIME LOCATION with HIGH TRAFFIC and EXCELLENT CORNER EXPOSURE with strong surrounding demographics. Under construction on a 2-acre site. Offering 30,000 sqft of modern commercial space with a 1750 sqft drive through unit. Multiple bay sizes starting from 1200 sqft. Purchase Rates \$535.00 PSF. Lease rates starting at \$38.00PSF. 86 surface parking stalls including 6 EV charging stations. Perfect for Retail, Office, Medical, Day Care, Restaurant & Professional. GREAT SIGNAGE Opportunities, EXCELLENT GROWING COMMUNITY!

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453919  |
| Price      | \$669,285 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 2025      |
| Type       | Retail    |
| Status     | Active    |

### Community Information

Address 5008 97 Street



|             |                       |
|-------------|-----------------------|
| Area        | Edmonton              |
| Subdivision | Papaschase Industrial |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6E 4W8               |

### **Exterior**

|              |                       |
|--------------|-----------------------|
| Exterior     | Concrete, Steel Frame |
| Construction | Concrete, Steel Frame |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 26                |
| Zoning         | Zone 41           |

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Listing information last updated on September 14th, 2025 at 5:02am MDT