



For Lease

Papaschase Business Park

9703-9797 45 Avenue & 4304-4484 97 Street | Edmonton, AB

Industrial spaces starting at $\pm 5,236$ SF

- Ongoing interior upgrades including fresh paint, new carpet, renovated washrooms and LED lighting
- Multiple bus routes along 97 Street and 99 Street connecting tenants to the rest of Edmonton
- Large marshalling area for buildings with dock and grade loading
- Well maintained with recent upgrades throughout

For more information contact:

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Vice President

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Bronwyn Scrivens

Vice President, SIOR

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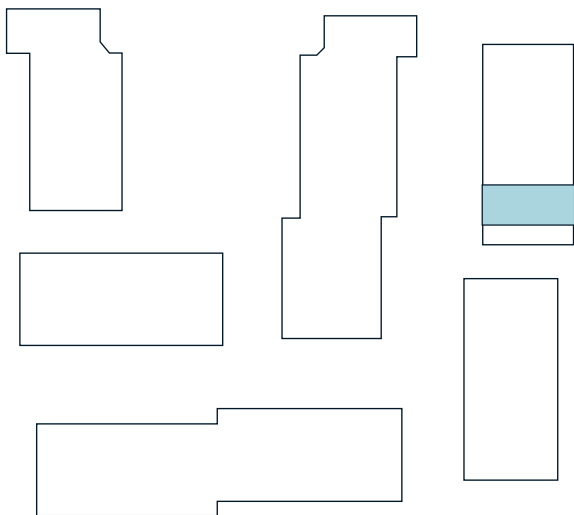
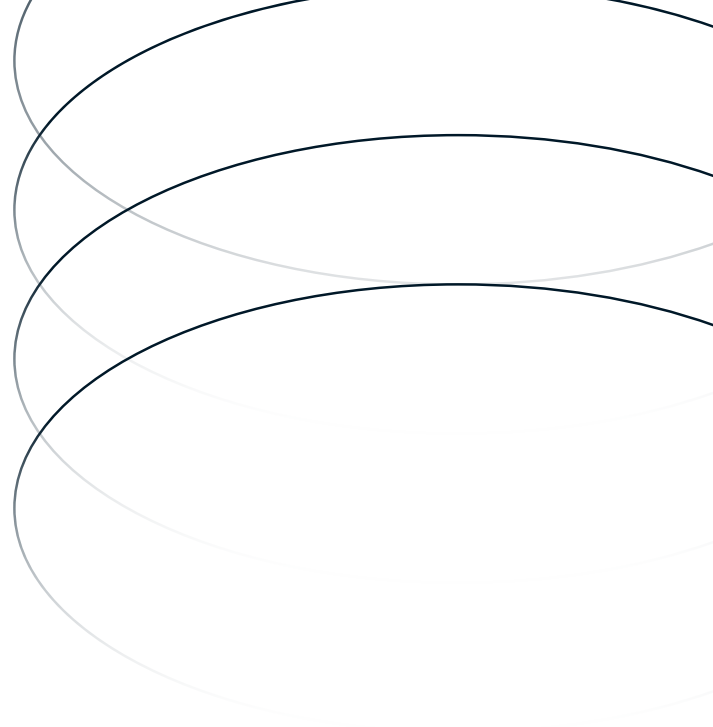
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Property Details

Property Type	Industrial & Office
Year(s) Built	1979/1981
Legal Description	Plan: 7721481; Block: 7; Lot: 18
Building Size	(6) Buildings Total: 236,630 SF Industrial: 194,856 SF Office: 41,774 SF
Available Area	5,236 - 5,304 SF
Zoning	BE - Business Employment
Construction	Precast concrete, steel frame

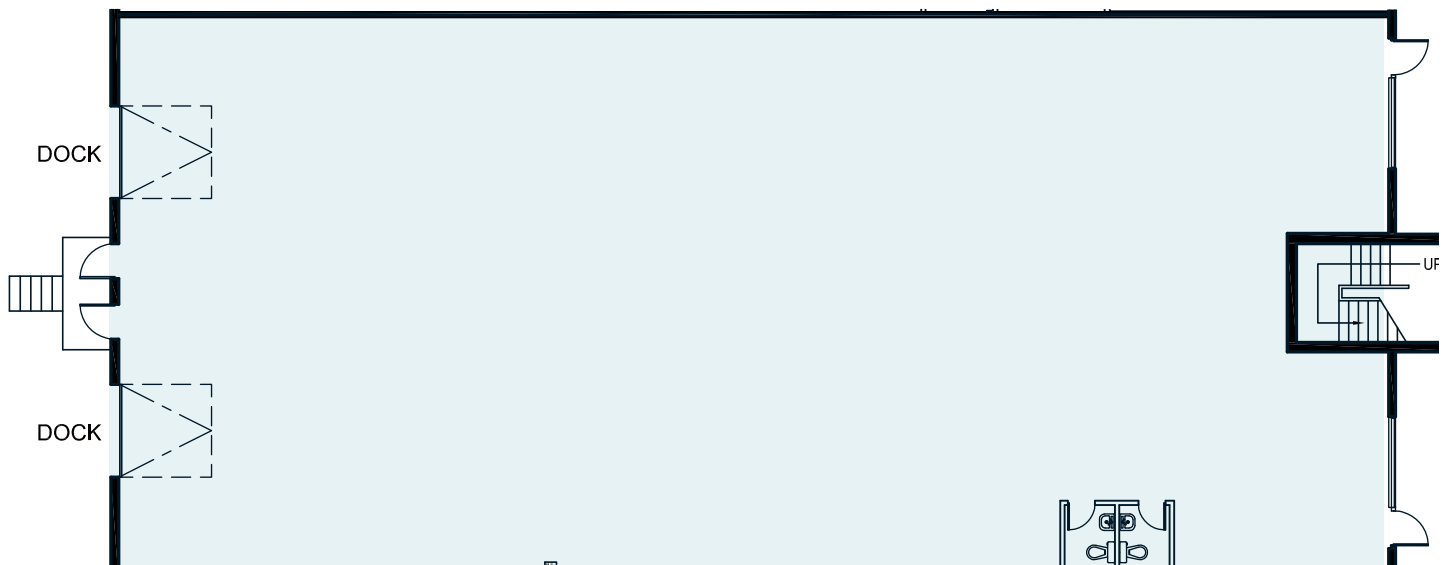
Lighting	LED
Power	100 – 1,600 amp, 3 phase (TBC by Tenants)
Heating	Forced air overhead units
Internet	Fibre optics
Parking	Ample free parking
Signage	Fascia
Lease Rate (PSF)	Starting at \$9.75
Op. Costs (PSF)	\$6.98 (2025 estimate)

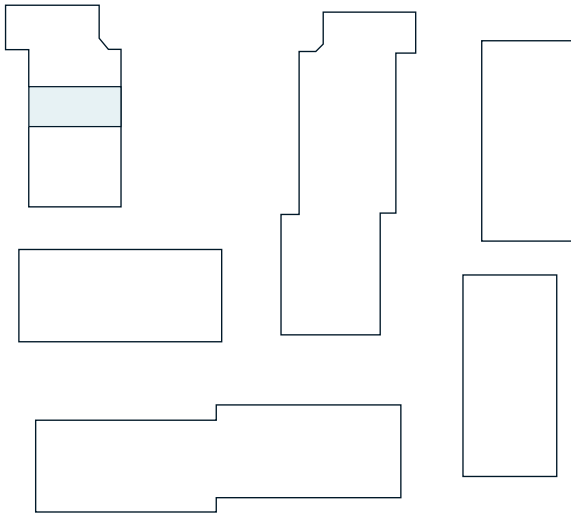


Vacancy | Building 1

Unit 4448 | ±5,236 SF

- Loading: (2) Dock doors
- Clear height: ±18'5"
- Occupancy: July 1, 2025

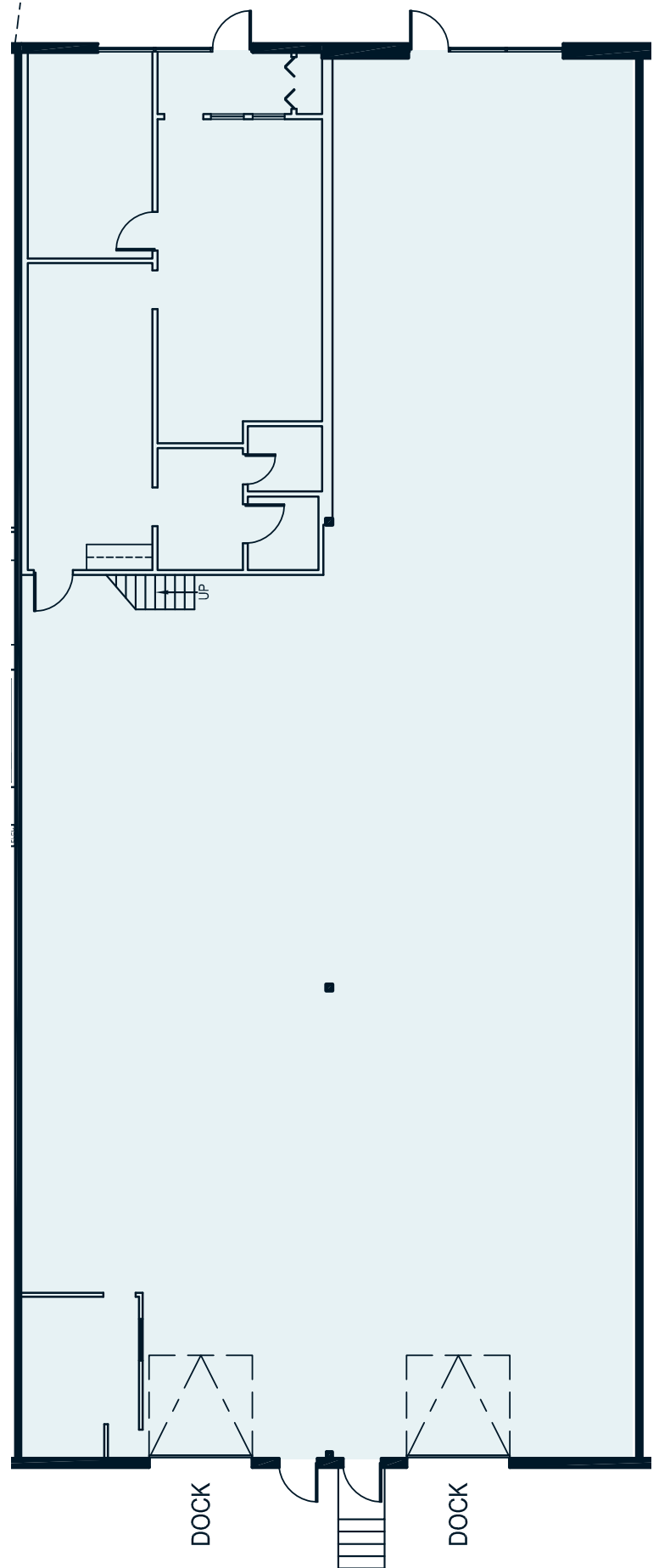


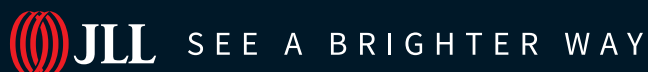
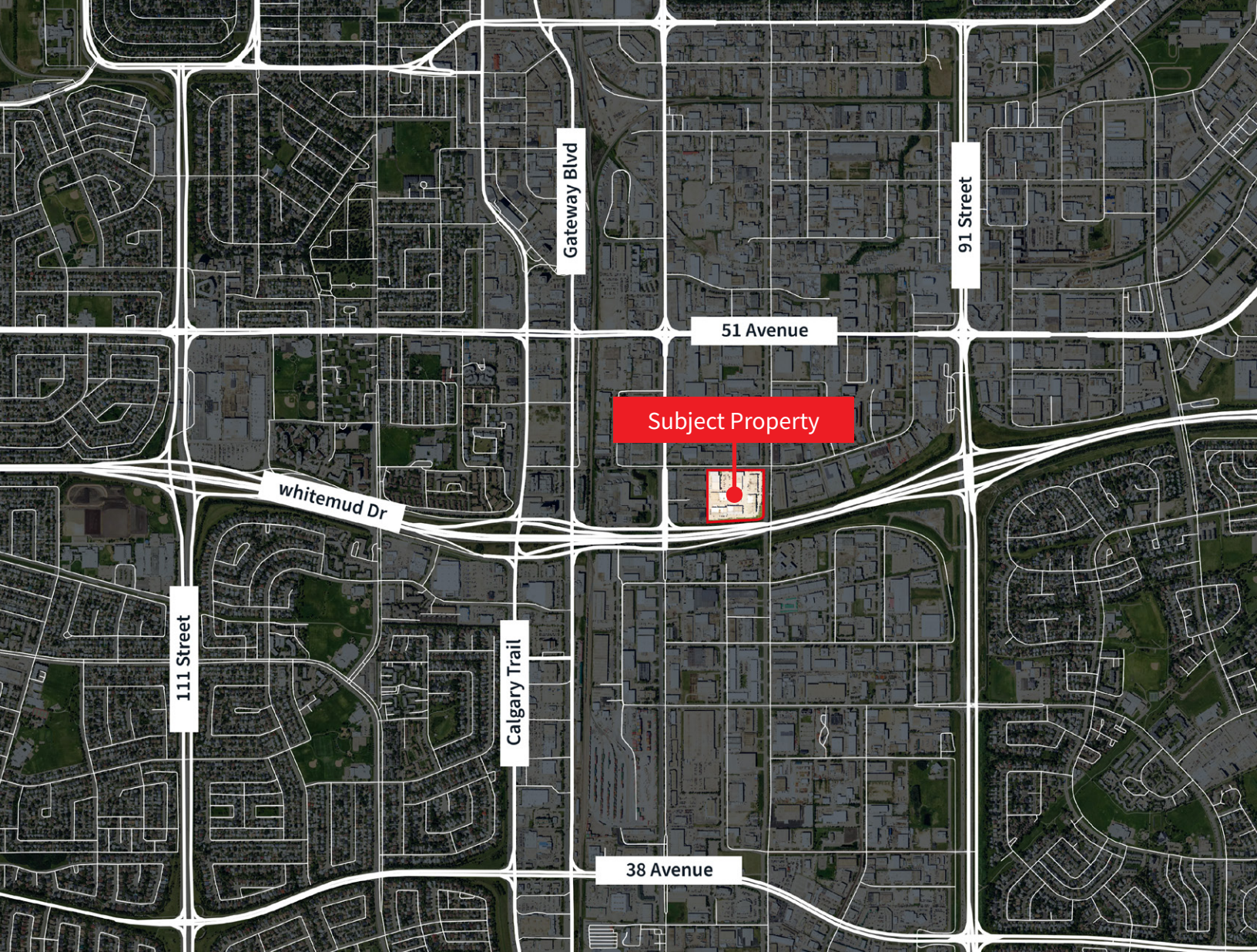


Vacancy | Building 4

Unit 9781 | ±5,304 SF

- Loading: (2) Dock door
- Clear height: ±18'5"
- Occupancy: October 1, 2025





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