



For Lease

# Papaschase Business Park

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

Bays available starting at  $\pm 2,683$  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

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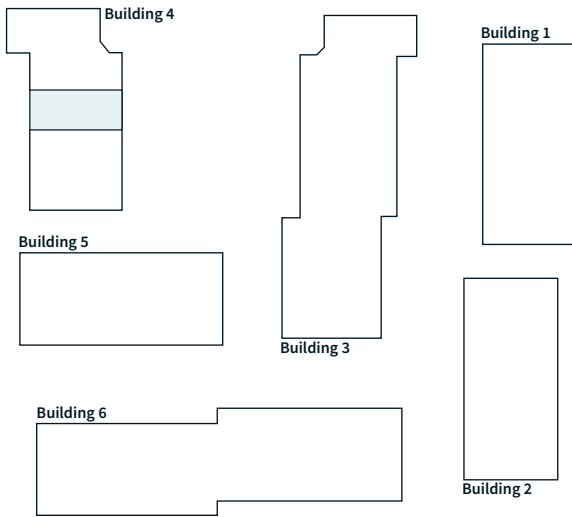


# Property Details

<b>Property Type</b>	Industrial & Office
<b>Year(s) Built</b>	1979/1981
<b>Legal Description</b>	Plan: 7721481; Block: 7; Lot: 18
<b>Building Size</b>	(6) Buildings Total: 236,630 SF Industrial: 194,856 SF Office: 41,774 SF
<b>Available Area</b>	2,683 - 6,027 SF
<b>Zoning</b>	BE - Business Employment
<b>Construction</b>	Precast concrete, steel frame

<b>Lighting</b>	LED
<b>Power</b>	100 – 1,600 amp, 3 phase (TBC by Tenants)
<b>Heating</b>	Forced air overhead units
<b>Internet</b>	Fibre optics
<b>Parking</b>	Ample free parking
<b>Signage</b>	Fascia
<b>Lease Rate (PSF)</b>	Starting at \$10.25
<b>Op. Costs (PSF)</b>	\$7.41 (2026 estimate)

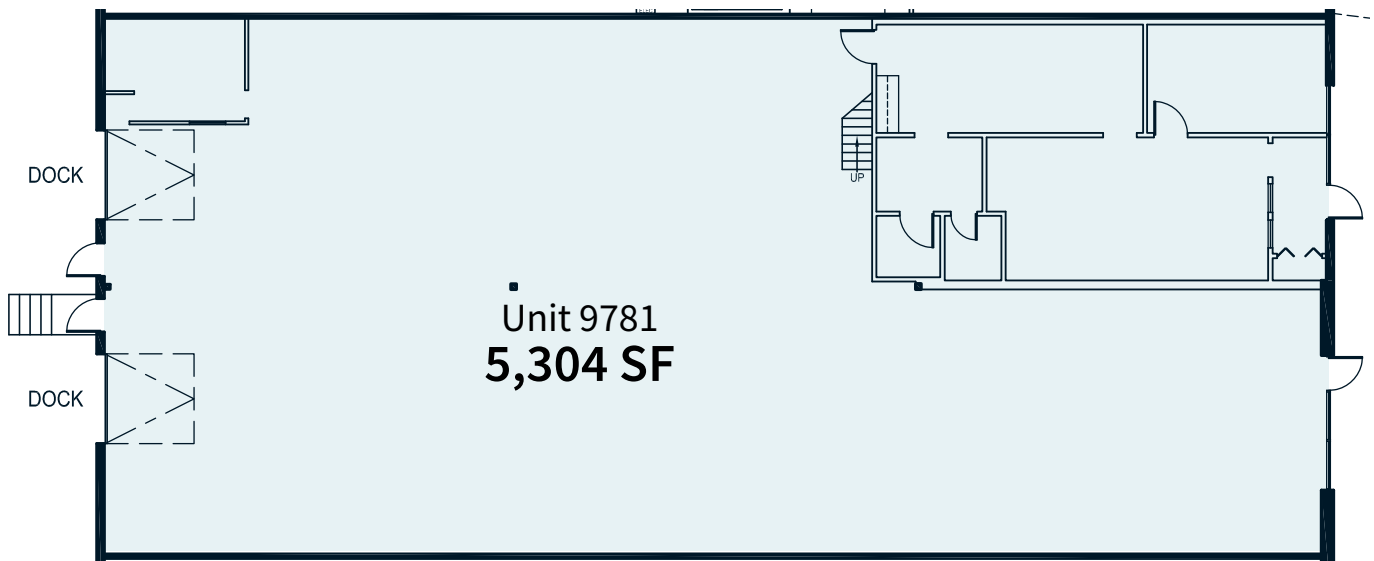


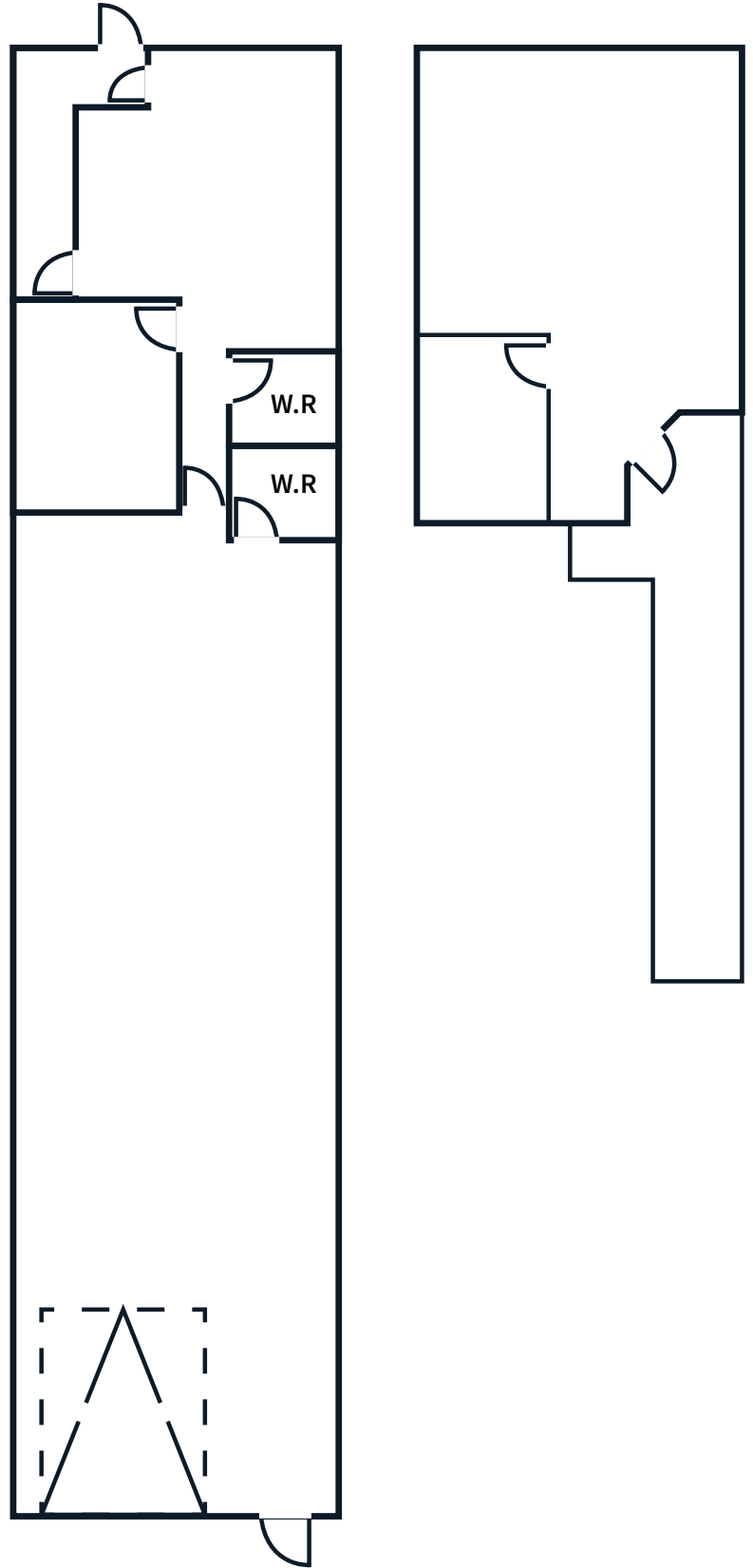
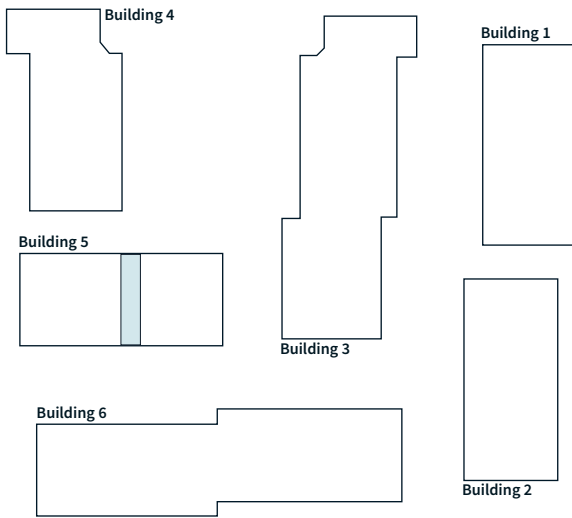


## Vacancy | Building 4

**Unit 9781** | ±5,304 SF

- **Loading:** (2) Dock door
- **Clear height:** ±18'5"
- **Occupancy:** Immediately





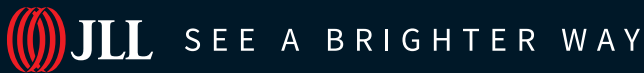
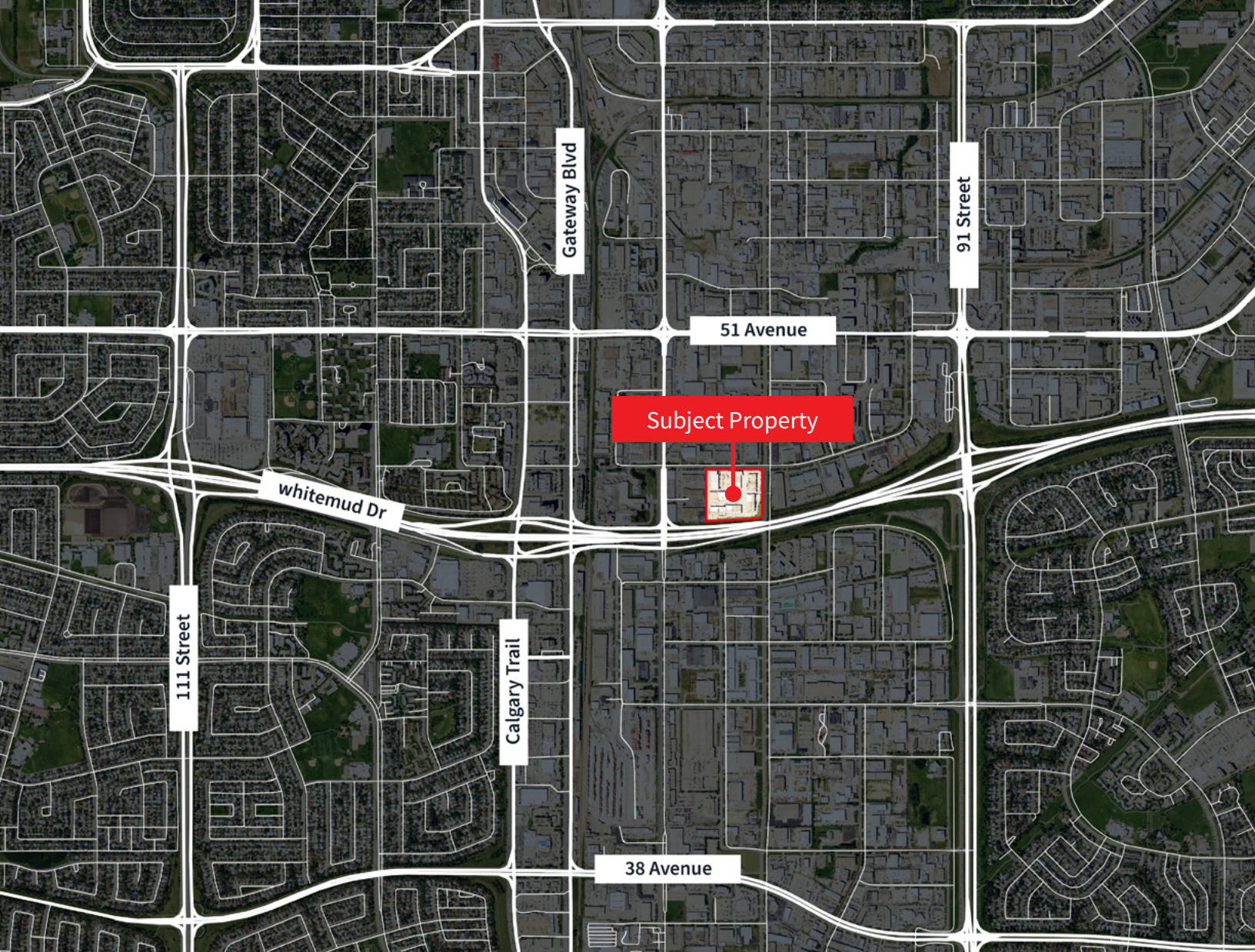
## Vacancy | Building 5

**Unit 9765** |  $\pm 2,683$  SF

*Mezzanine not in GLA 1,083 SF*

- **Loading:** (1) Grade door
- **Clear height:**  $\pm 18'5''$
- **Occupancy:** November 1, 2026





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