



Office Condo for Sale or Lease

#203, 4103 – 97 Street
Edmonton, AB

Exceptional 97th Street Location with Turnkey Office Space

Ready for immediate occupancy
lease or purchase options available



Property overview

- **Prime Location & Access**
97th Street south of Whitemud Drive with direct connectivity to Gateway Boulevard and Anthony Henday Drive
- **Flexible Office Configuration**
8 private offices, team workspace, and open workstation areas accommodate diverse business needs
- **Enhanced Visibility & Management**
Exterior signage available with professional condo board and property management
- **Turnkey Professional Space**
High-end finishes including reception, boardroom, lounge, and 2 kitchen areas—ready for immediate occupancy
- **Recent Capital Improvements**
New roof (2022) and all rooftop HVAC units replaced within 5 years
- **Purchase or Lease Flexibility**
Available for lease or purchase—units divisible for maximum transaction flexibility



Property details

Municipal address #203, 4103 – 97 Street, Edmonton, AB

Available space 5,306 SF

Sale Details

List price (PSF) Market

Condo Fees \$2,513.52 per month

Property Taxes \$2,514.47 per month

Lease Details

Basic Rent Starting at \$12.00 PSF

Additional Rent \$11.37 PSF plus utilities





Description

- Rare sized owner/user opportunity
- Well built out with a combination of offices, meeting spaces, and open work area
- 2 kitchens, providing opportunity to easily demise the space
- Corner unit with abundant natural light

Unit Size

5,306 SF

Available

Immediate



For more information, please contact:

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