



For Lease

Papaschase Business Park

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

Bays available starting at $\pm 2,663$ 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

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	2,663 - 6,027 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 \$10.25
Op. Costs (PSF)	\$7.41 (2026 estimate)



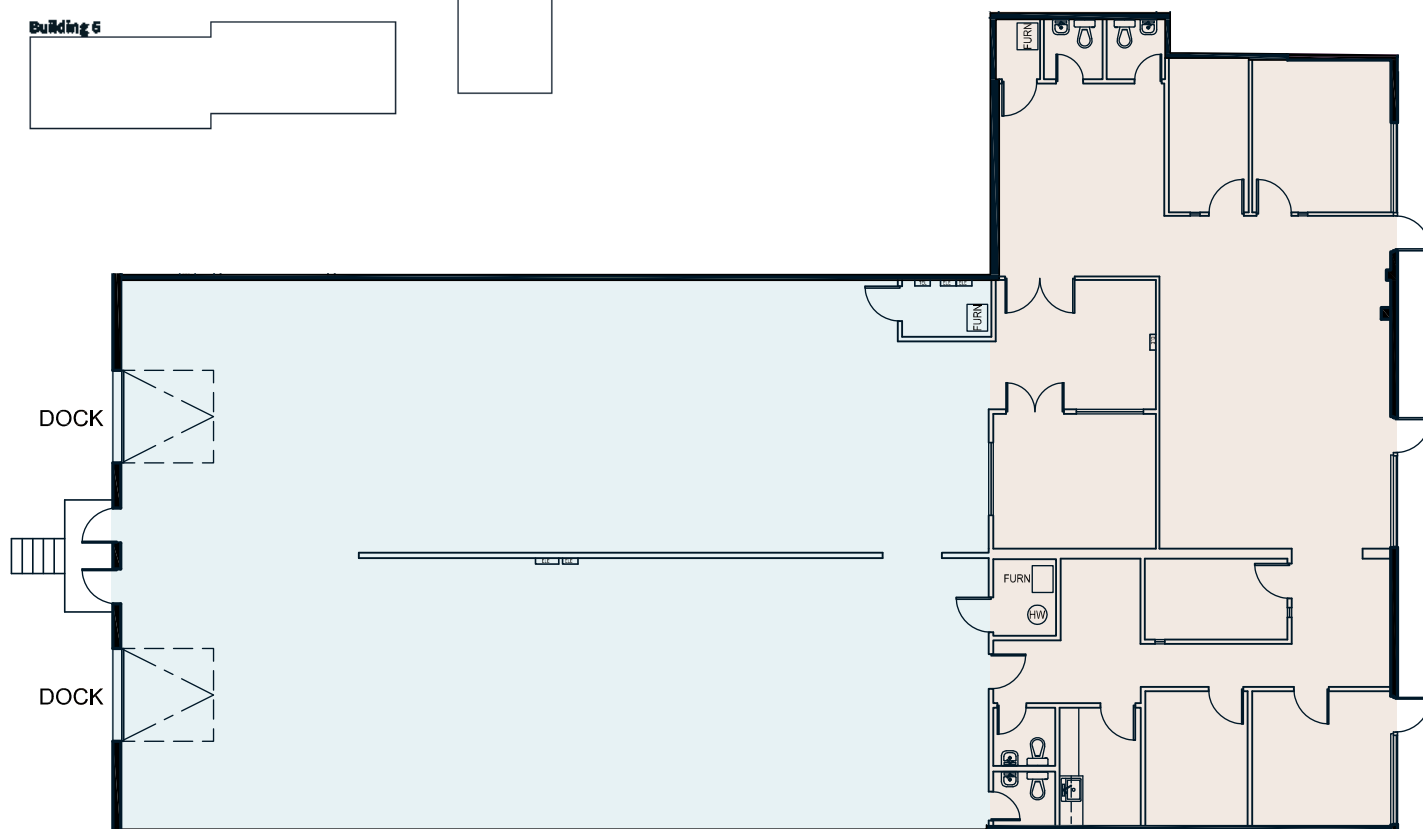
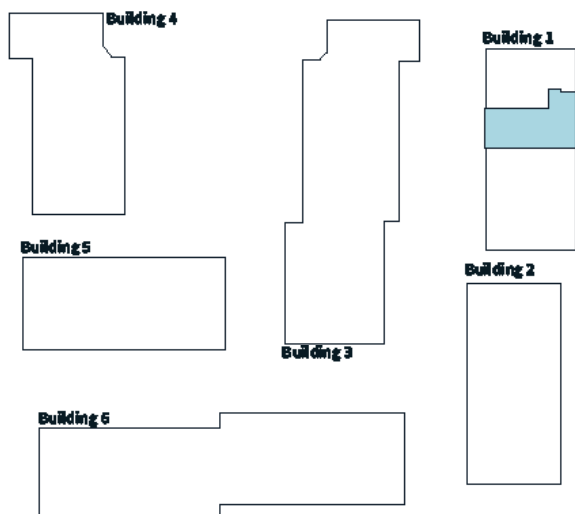
Vacancy | Building 1

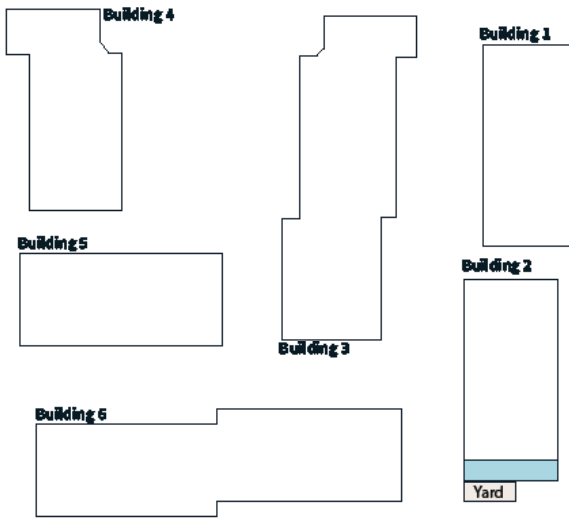
Unit 4464 | ±6,027 SF

- Loading: (2) Dock doors
- Clear height: ±18'5"
- Occupancy: October 1, 2026

Warehouse: ±4,000 SF

Office: ±2,027 SF

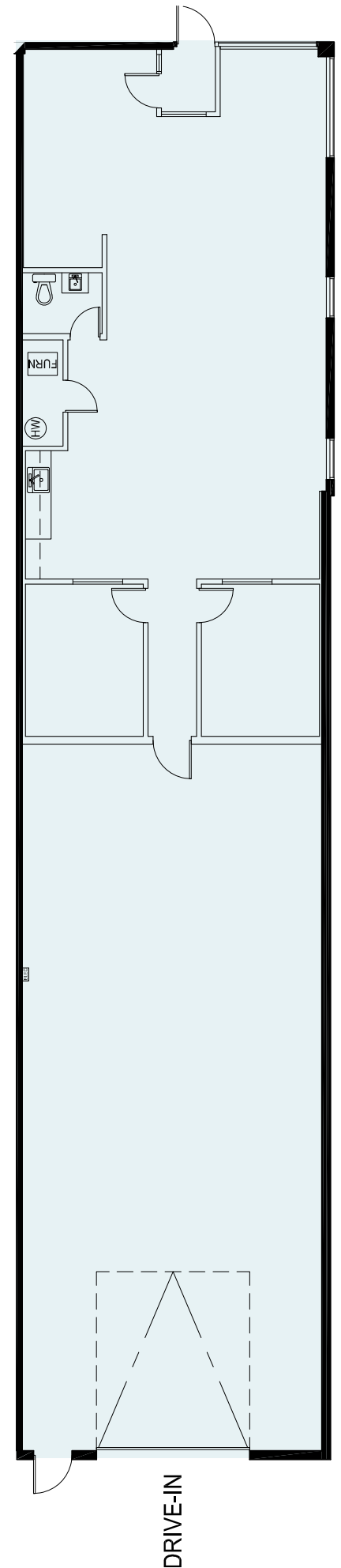


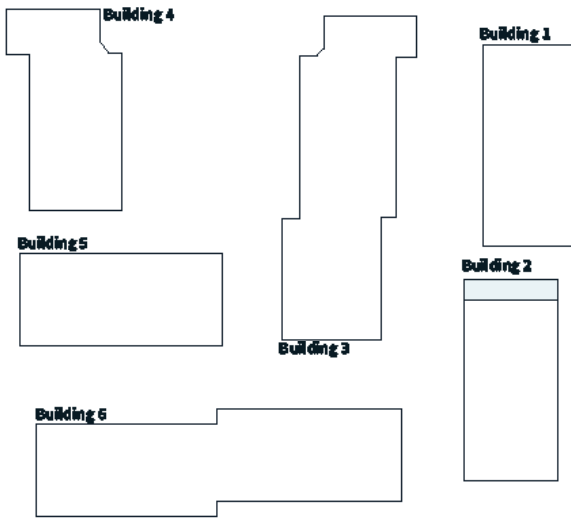


Vacancy | Building 2

Unit 4404 | $\pm 2,715$ SF

- **Loading:** (1) Grade door
- **Clear height:** $\pm 18'5''$
- **Yard:** 1,596 SF - \$1.25 PSF
- **Occupancy:** September 1st, 2026





Vacancy | Building 2

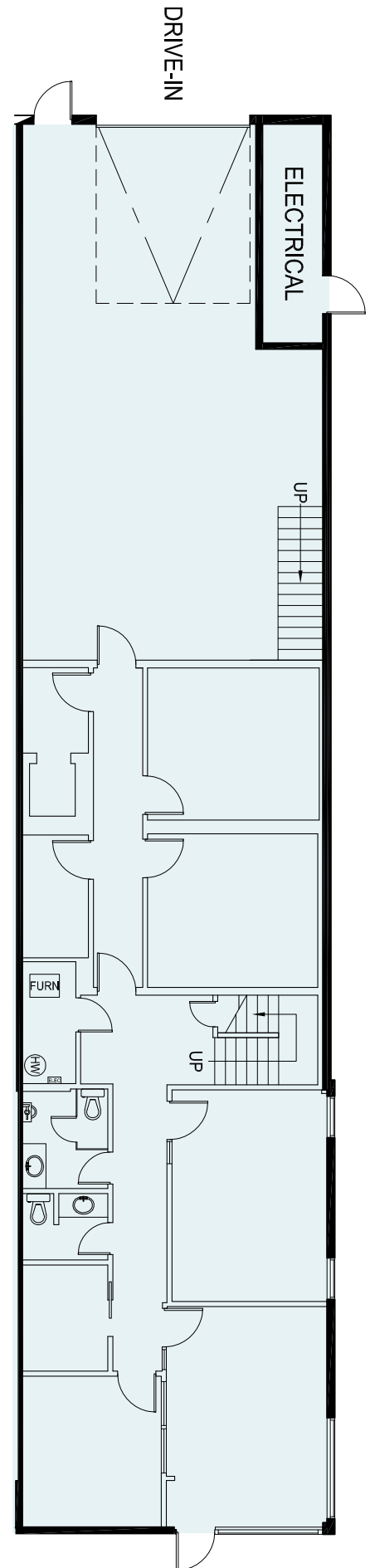
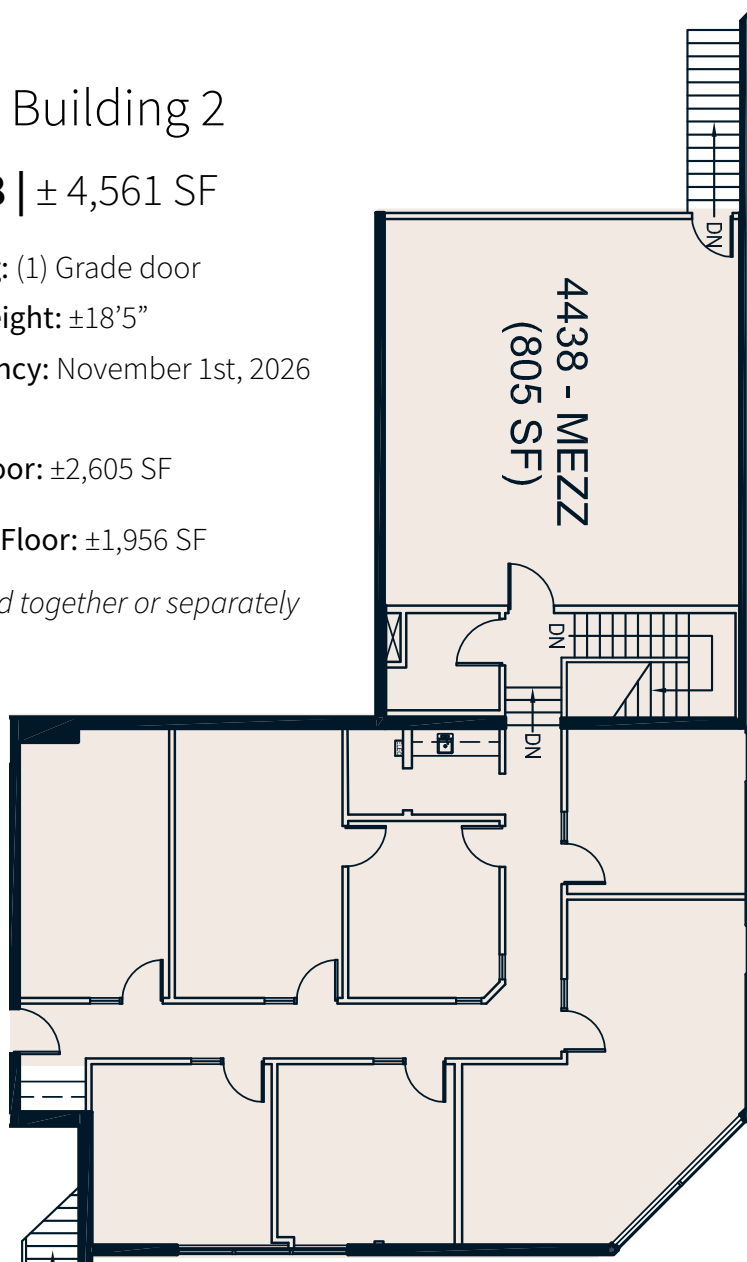
Unit 4438 | $\pm 4,561$ SF

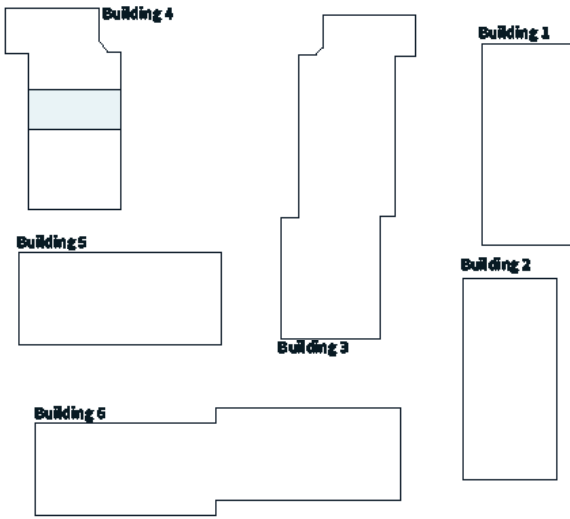
- Loading: (1) Grade door
- Clear height: $\pm 18'5''$
- Occupancy: November 1st, 2026

Main Floor: $\pm 2,605$ SF

Second Floor: $\pm 1,956$ SF

**Can be leased together or separately*

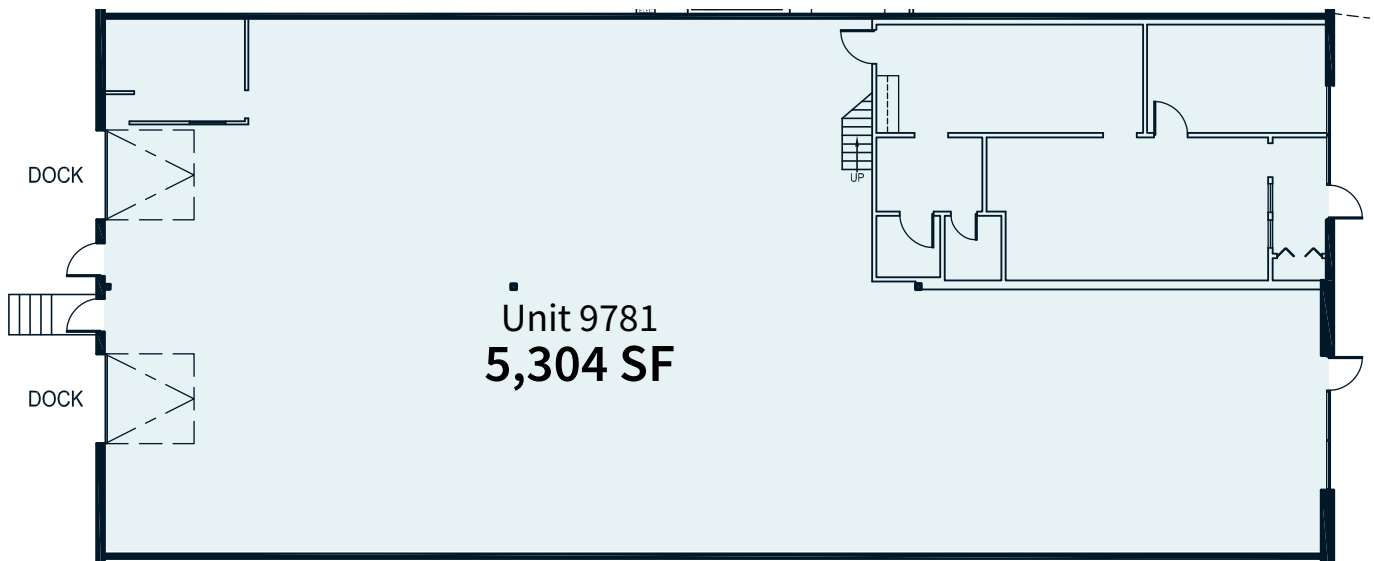


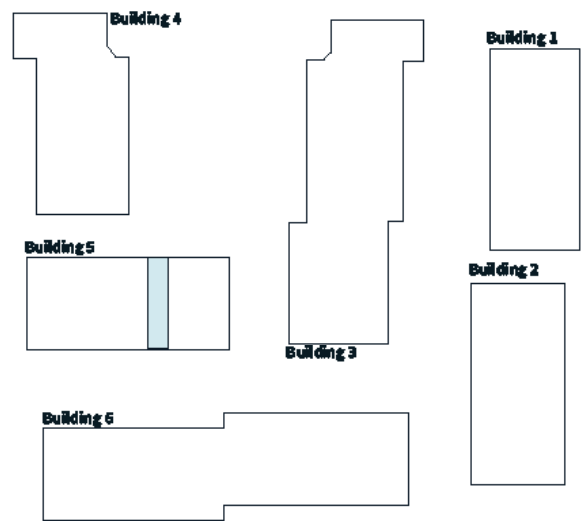
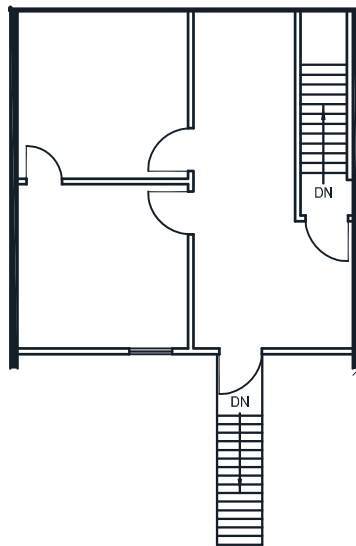
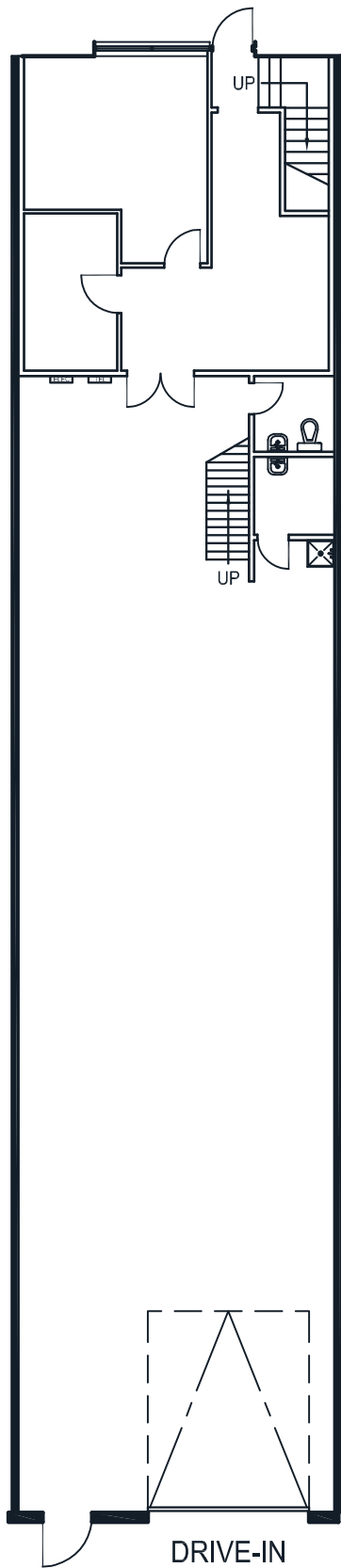


Vacancy | Building 4

Unit 9781 | $\pm 5,304$ SF

- **Loading:** (2) Dock door
- **Clear height:** $\pm 18'5''$
- **Occupancy:** Immediately



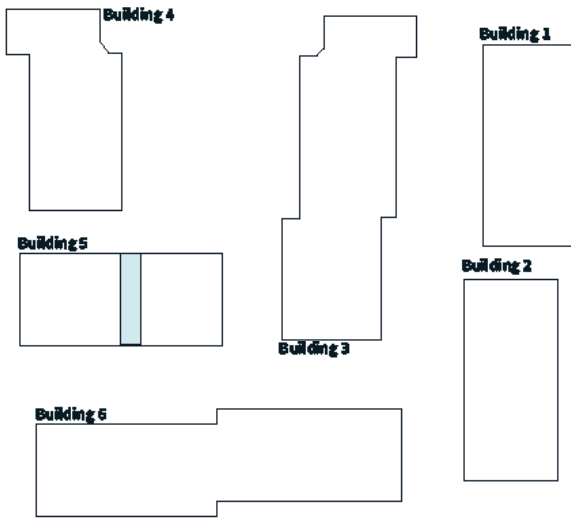


Vacancy | Building 5

Unit 9763 | $\pm 2,663$ SF

Mezzanine not in GLA 663 SF

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

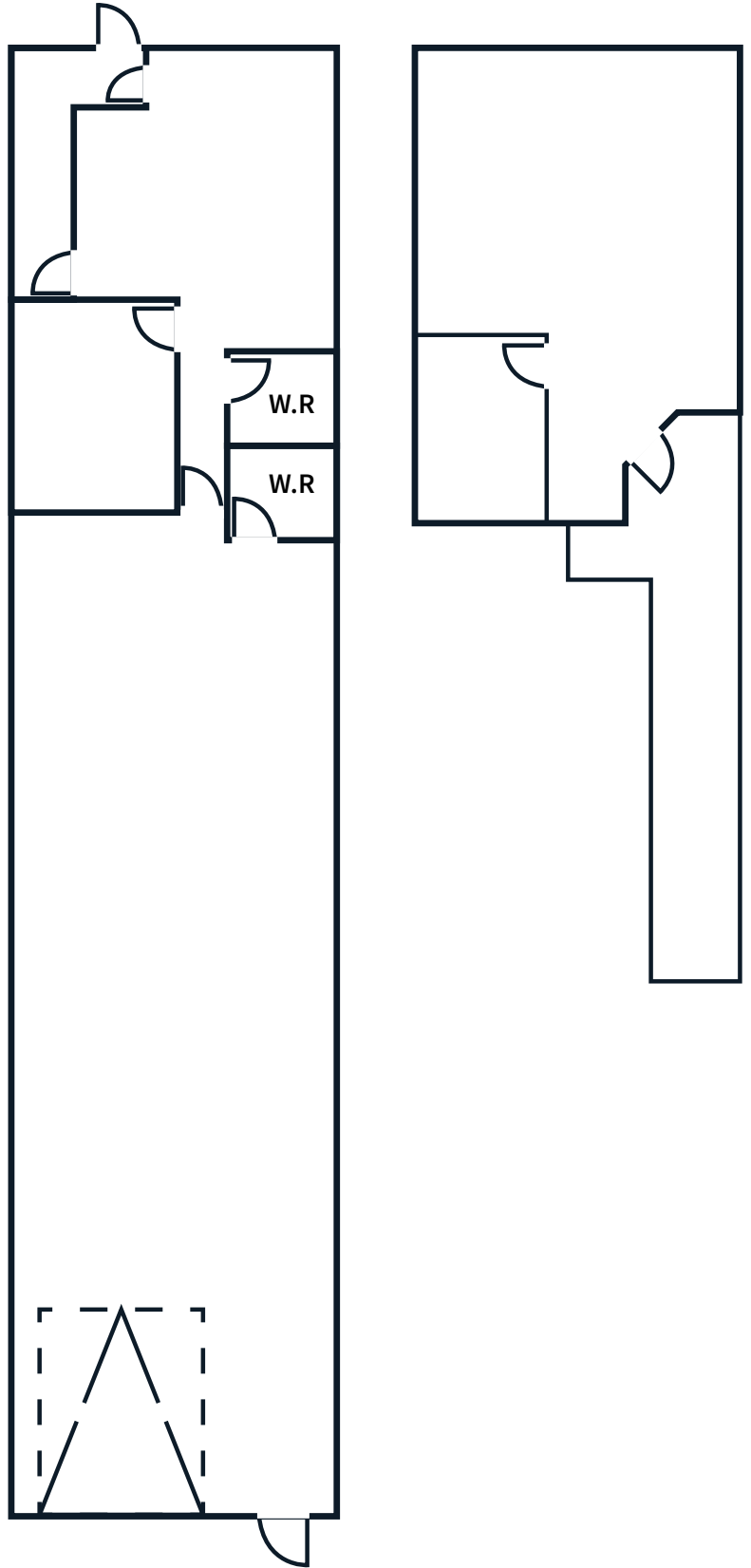


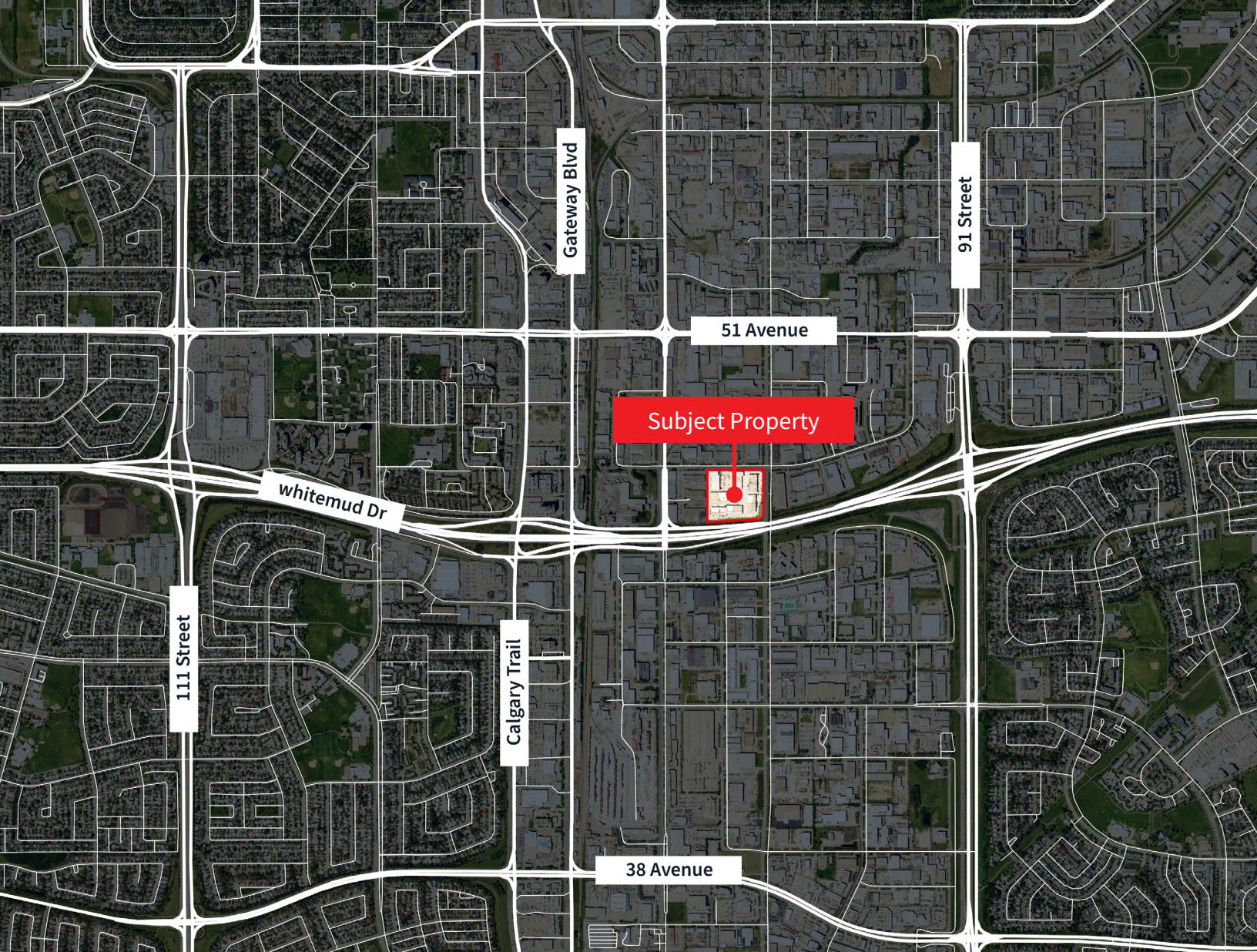
Vacancy | Building 5

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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