

For Sale



## TWO STOREY OFFICE CONDO

UNIT 3, 5414 97 STREET  
EDMONTON, ALBERTA



### HIGHLIGHTS

- 6,426 sq.ft.± two-storey office condo. 4,284 sf main, 2,146 sf 2nd.
- 1,296 sq. ft. portion of main leased unit April 30, 2029
- 15 private offices (11 - main floor, 4 - second floor)
- 4 washrooms (with 2 showers) & 2 kitchenettes
- Fully renovated and occupied by a well-known residential development company
- Conveniently located on 97 Street, blocks away from Calgary Trail, Whitemud Drive, and Argyll Road

### BUILDING DETAILS



**Zoning**  
DC (21121)



**Year Built**  
1975



**Daytime  
Population**  
159,670



**Consumer  
Spending**  
\$4.9M

### PROPERTY DESCRIPTION

**Asking Price:** \$1,450,000

**Unit Size:** Total: 6,426 sq. ft.  
Main Floor: 4,284 sq. ft. (1,296 sf portion leased)  
Second Floor: 2,146 sq. ft.

**Property Tax:** \$27,144.49 (2025)

**Condo Fees:** \$830.05/month 2025 (TBV)

**Legal Description:** Plan 0223435; Unit 3

**Available:** Within 30 days (negotiable)

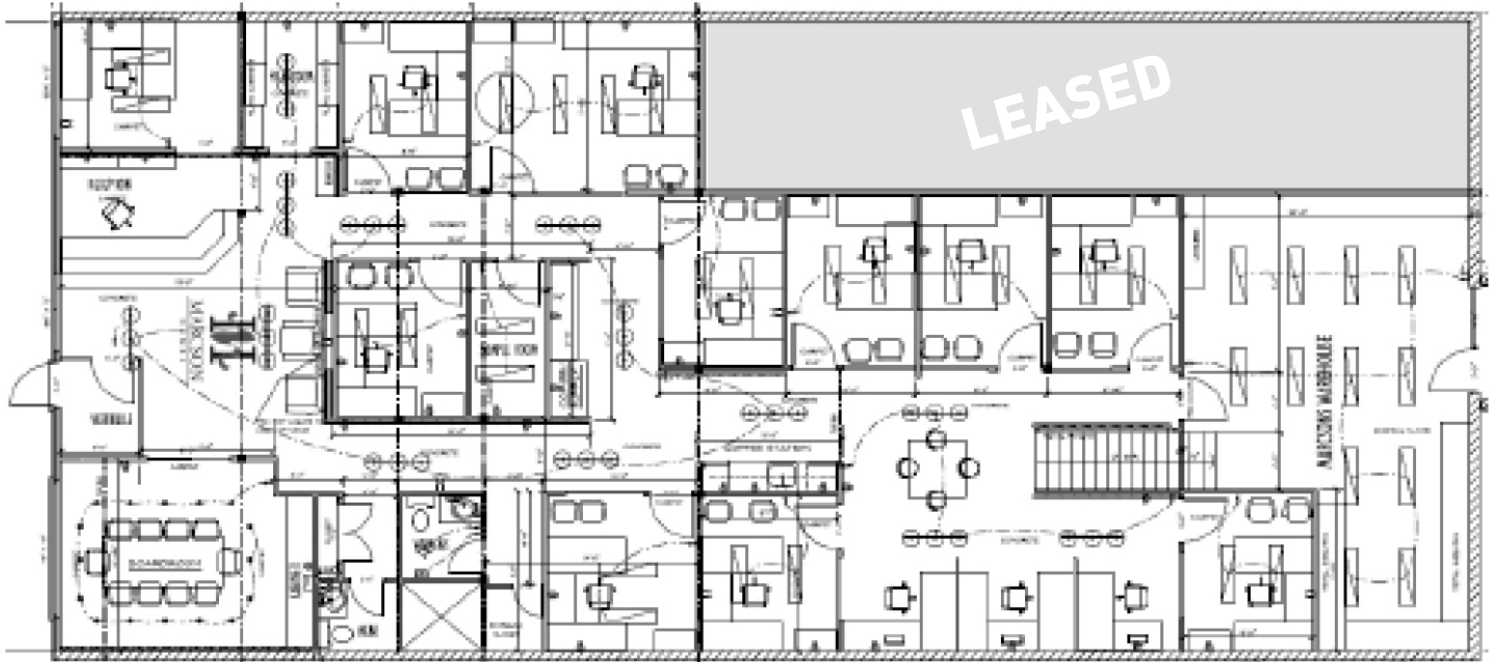
**HEAD OFFICE**  
Suite 300, 1324 - 11 Avenue SW  
Calgary, Alberta T3C 0M6  
**Toll Free** 1.800.750.6766  
[AvenueCommercial.com](http://AvenueCommercial.com)

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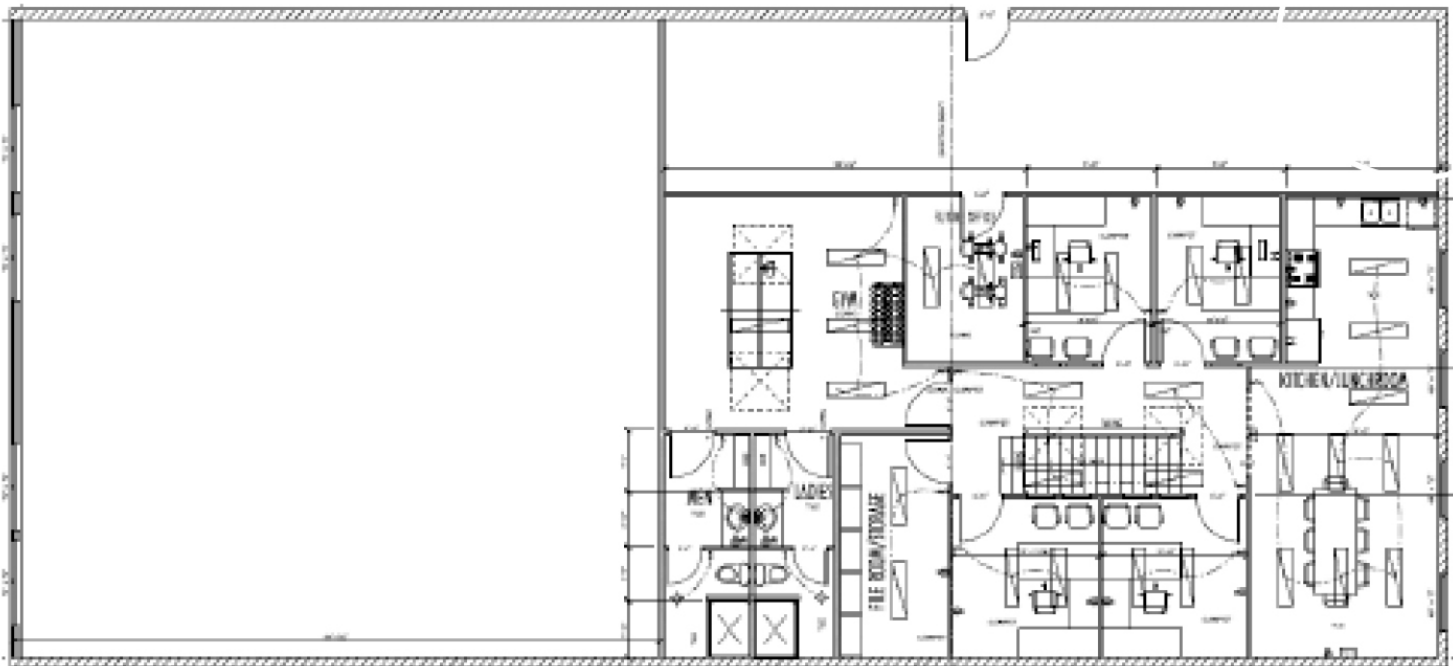
# FLOOR PLANS

Unit 3, 5414 97 Street, Edmonton, Alberta

Main Floor: 4,284 sq. ft. Total  
1,296 sq. ft. portion leased until April 30, 2029



Second Floor: 2,146 sqs. ft.



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Calgary, Alberta T3C 0M6

**Main** 403.802.6766  
**Toll Free** 800.750.6766

# PHOTOS

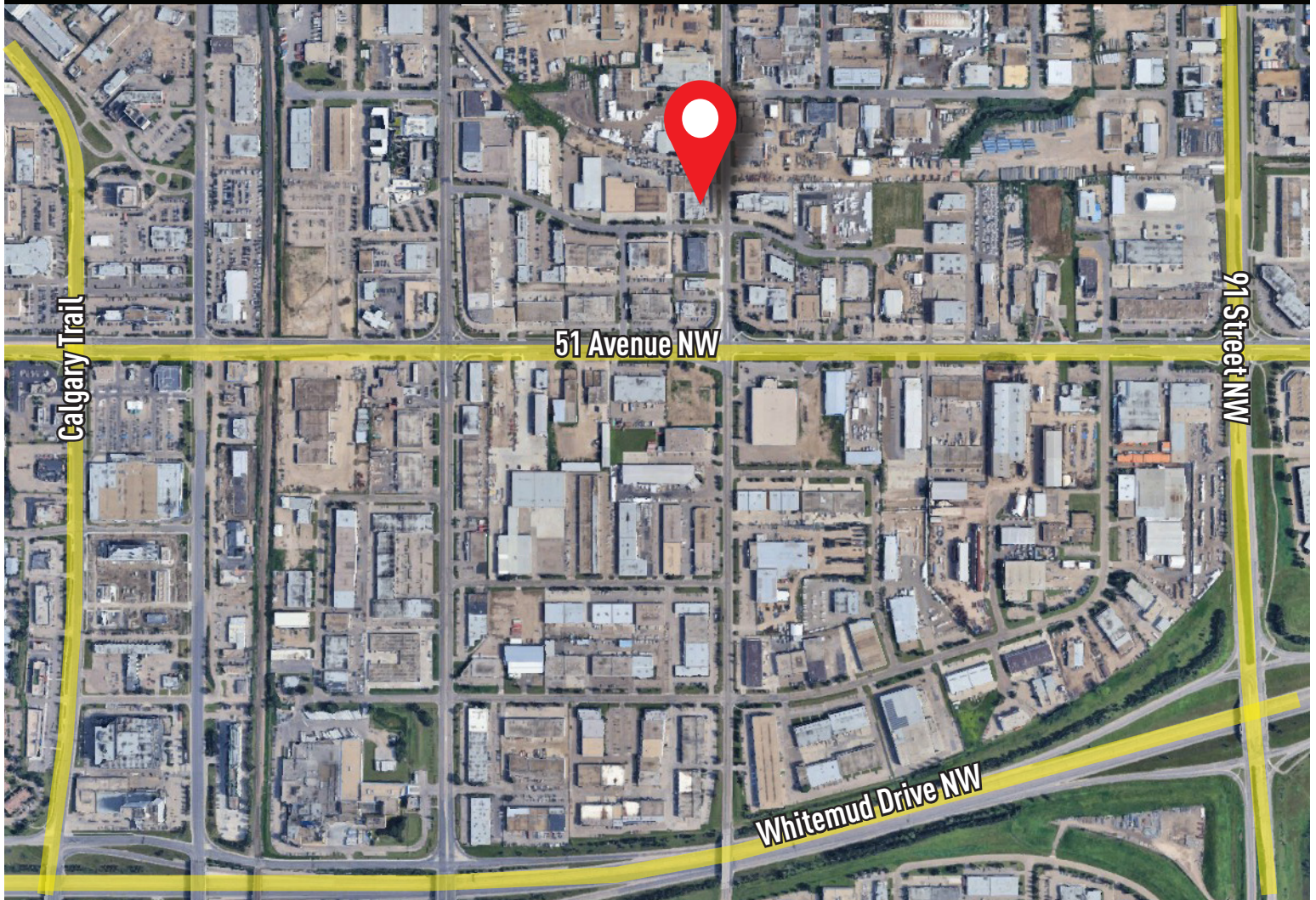
Unit 3, 5414 97 Street, Edmonton, Alberta





# LOCATION

Unit 3, 5414 97 Street, Edmonton, Alberta



## CHOOSE YOUR AVENUE

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