

FOR LEASE

OFFICE



Commercial Spaces for Sale/Lease

5008 97 Street Northwest, Edmonton, AB

Property Description

Commercial retail row in the corner of 97 St. and 51 Ave. Prime location, only 800m away from Gateway Blvd. The property is in Papaschase Industrial Park, a mixed-use area with a wide range of distribution, manufacturing, retail, and dining services available.

\$515.00
LEASE RATE PSF

Ideal For

- ✓ DayCare
- ✓ Restaurant
- ✓ Liquor Store
- ✓ Clinic
- ✓ Salon
- ✓ Cafe
- ✓ Pharmacy
- ✓ General Retail

Mukul Oberoi

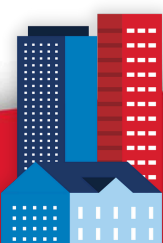
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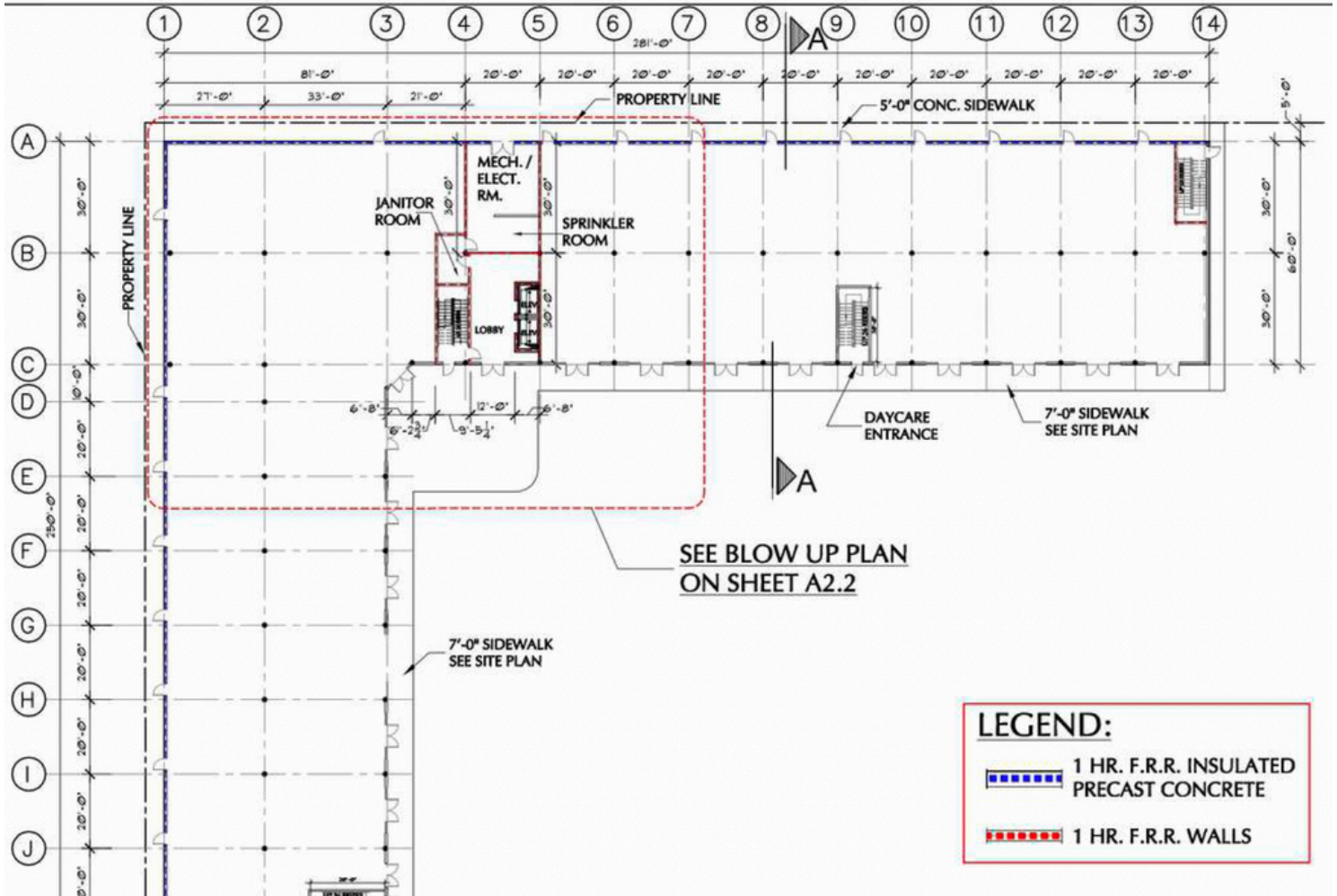
#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, 2021, 2023*

201, 5607 - 199 Street, Edmonton, AB T6M 0M8 | commercialyeg.ca

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PROPERTY DETAILS



DEMOGRAPHICS

POPULATION (5KM) | HOUSEHOLDS (5KM)
161,042 | **70,535**

VEHICLES PER DAY

51 Avenue	97 Street	99 Street
17,400 VPD	9,100 VPD	22,900 VPD
75 Street	Whitemud Drive	Gateway BLVD & Calgary Trail
37,100 VPD	70,600 VPD	82,200 VPD

PROPERTY DETAILS

Address:	5008 97 Street NW Edmonton, AB
Legal Description:	Lot 7, Block 2, Plan 7721481
Total Site Area:	2.02 Acres
Zoning:	IB • Industrial Business
Frontage:	97 Ave & 51 Street
Access Points:	3
Sale Price:	Please contact

CENTRAL EDMONTON COMMERCIAL HUB

Centred in Papaschase Industrial area, the busy retail/industrial area is widely utilized by residents in surrounding neighborhoods. There are approximately 6,325 businesses and 87,112 daytime employees within a 5KM radius.*

Corner location on two secondary commuter roadways connecting to Gateway BLVD + Calgary Trail, and Whitemud Drive NW.

