

## \$642,000 - 5008 97 Street, Edmonton

MLS® #E4453919

**\$642,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Papaschase Industrial, Edmonton, AB

Rare commercial opportunity: Condos for sale and lease. PRIME LOCATION with HIGH TRAFFIC and EXCELLENT CORNER EXPOSURE with strong surrounding demographics. Under construction on a 2-acre site. Offering 30,000 sqft of modern commercial space with a 1750 sqft drive through unit. Multiple bay sizes starting from 1200 sqft. Purchase Rates \$535.00 PSF. Lease rates starting at \$38.00PSF. 86 surface parking stalls including 6 EV charging stations. Perfect for Retail, Office, Medical, Day Care, Restaurant & Professional. GREAT SIGNAGE Opportunities, EXCELLENT GROWING COMMUNITY!

Built in 2025

### Essential Information

MLS® #	E4453919
Price	\$642,000
Bathrooms	0.00
Acres	0.00
Year Built	2025
Type	Retail
Status	Active

### Community Information

Address 5008 97 Street



Area	Edmonton
Subdivision	Papaschase Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 4W8

### **Exterior**

Exterior	Concrete, Steel Frame
Construction	Concrete, Steel Frame

### **Additional Information**

Date Listed	August 19th, 2025
Days on Market	2
Zoning	Zone 41

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Listing information last updated on August 21st, 2025 at 11:03am MDT