

PAPASCHASE BUSINESS PARK

9703-9797 45 AVENUE NW | EDMONTON | AB

INDUSTRIAL UNITS
FOR LEASE

Omada
COMMERCIAL



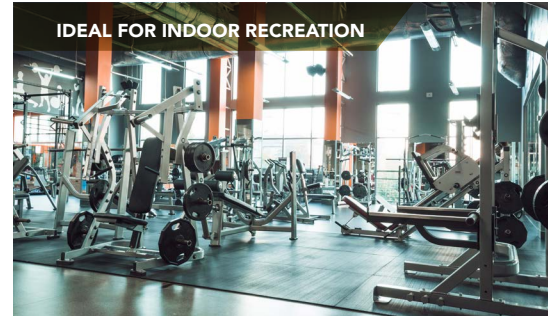
IDEAL FOR SERVICES



IDEAL FOR WAREHOUSING



IDEAL FOR INDOOR RECREATION



FUNCTIONAL INDUSTRIAL SPACES STARTING AT +/- 7,926 SF

- \$3 Million in capital upgrades over last 4 years including new windows, roof, HVAC, and exterior upgrades
- Interior upgrades include fresh paint, new carpet, renovated washrooms and LED lighting
- Easy access to many arterial roads such as 99 Street, Calgary Trail, and Whitemud Drive
- 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

BRONWYN SCRIVENS

Associate Broker

780.540.5331

bronwyn.scrivens@omada-cre.com

KENT SIMPSON

Associate

780.540.5330

kent.simpson@omada-cre.com

NICOLE MCKAY

Associate

780.540.5323

nicole.mckay@omada-cre.com

OMADA COMMERCIAL

1400 Phipps-McKinnon Building
10020 101A Ave, Edmonton AB T5J 3G2

780.540.5320

OMADA-CRE.COM

PAPASCHASE BUSINESS PARK

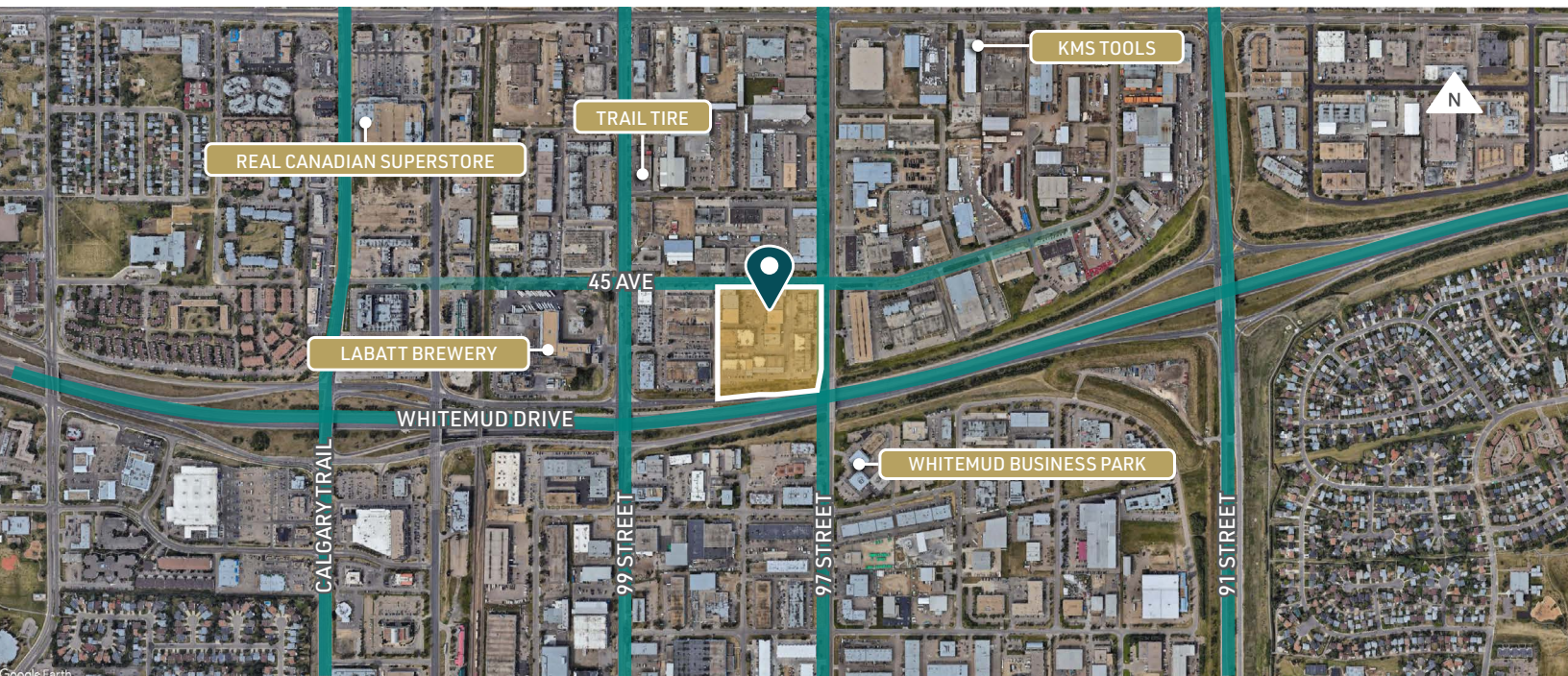
9703-9797 45 AVENUE NW | EDMONTON | AB

FOR LEASE

Omada
COMMERCIAL

PROPERTY FEATURES

- **Available:** Immediately
- **Building Area:** 7,926 SF - 17,081 SF
- **Municipal:** 9703-9797 45 Avenue NW, Edmonton, AB
- **Legal:** Lot 18, Block 7, Plan 7721481
- **Access:** 45 Avenue & 97 Street
- **Zoning:** [BE \(Business Employment\)](#)
- **Year Built:** 1979
- **Basic Rent:** Starting at \$9.75 PSF
- **Op Costs:** \$6.95 (2024 est.)
- **HVAC:** Forced air overhead units
- **Construction:** Precast Concrete, steel frame
- **Power:** TBC by Tenant
- **Internet:** Fibre
- **Lighting:** LED in warehouse
- **Parking:** Ample free parking
- **Signage:** Fascia



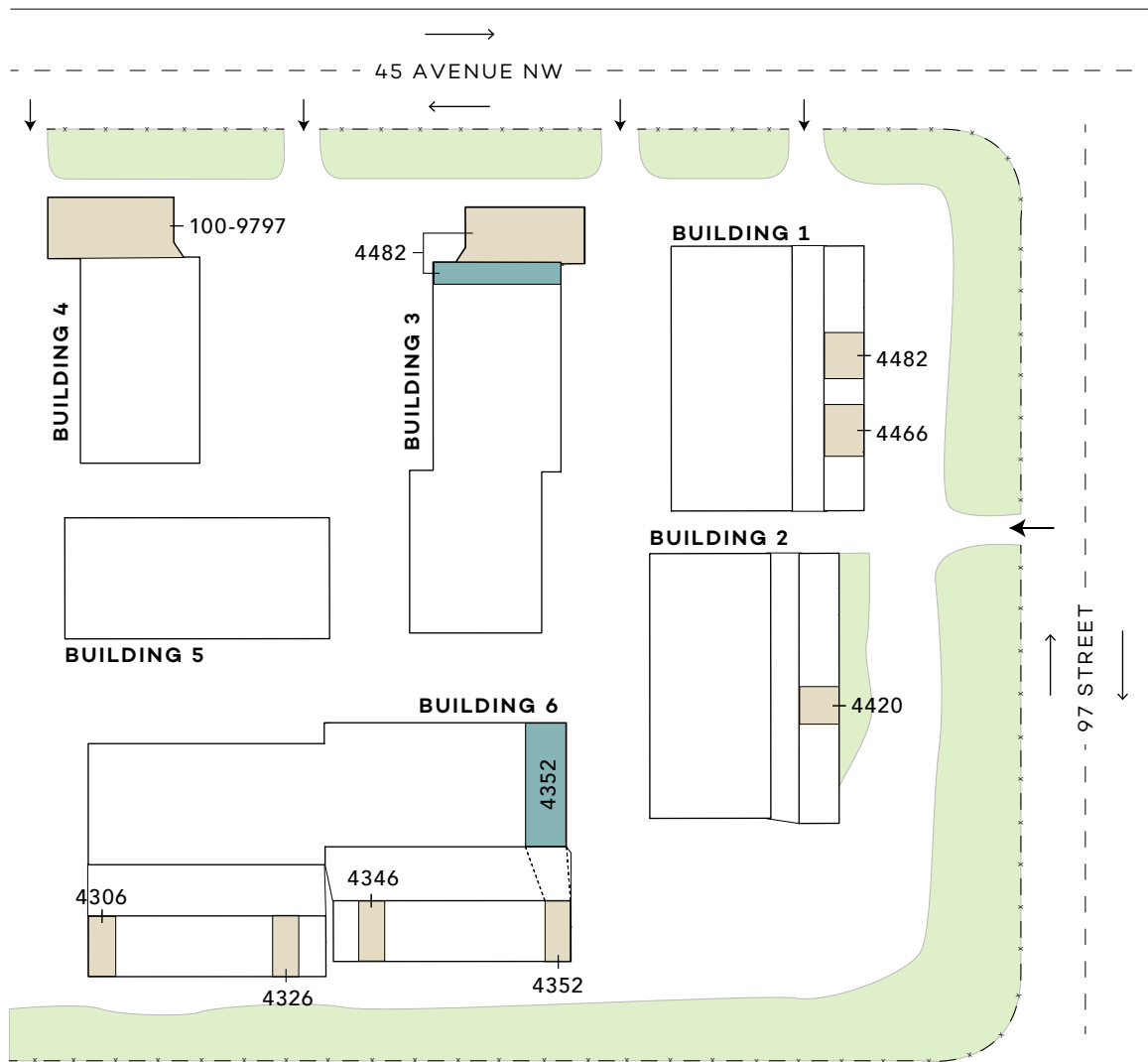
PAPASCHASE BUSINESS PARK


9703-9797 45 AVENUE NW | EDMONTON | AB

FOR LEASE

Omada
COMMERCIAL

SITE PLAN



 - 2ND FLOOR OFFICE AVAILABLE
[BROCHURE](#) 

 - INDUSTRIAL/WAREHOUSE AVAILABLE

PAPASCHASE BUSINESS PARK

9703-9797 45 AVENUE NW | EDMONTON | AB

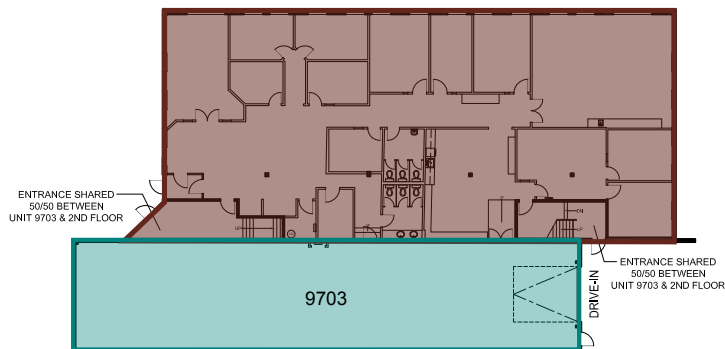
FOR LEASE

Omada
COMMERCIAL

BUILDING 3

Warehouse

Office



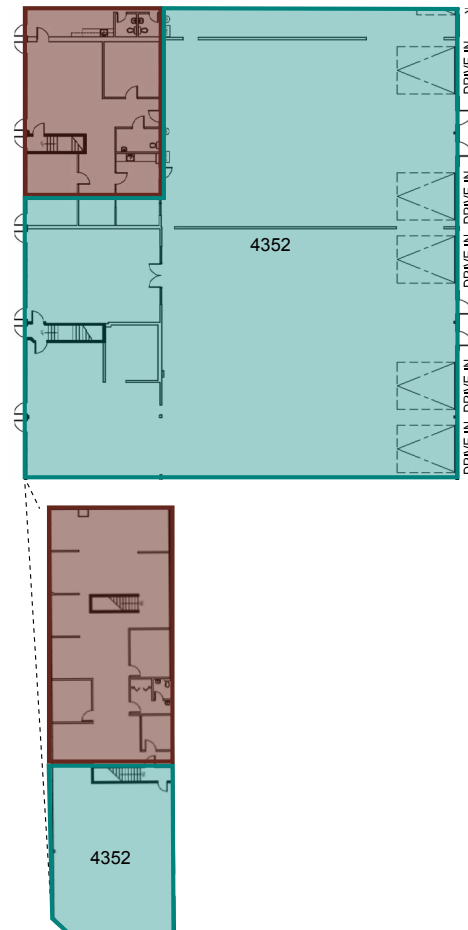
UNIT 9703

- **Size:** 7,926 SF
 - Warehouse: +/- 2,631 SF
 - Office: +/- 5,295 SF
- **Loading:** (1) Grade Door
- **Available:** January 1, 2025
- **Clear Height:** 17'7"

BUILDING 6

UNIT 4352

- **Size:** +/- 17,081 SF
 - Main Floor Office: +/- 1,608 SF
 - Second Floor Office: +/- 2,411 SF
 - Second Floor Mezzanine: +/- 1,608 SF
 - Warehouse: +/- 11,454 SF
- **Loading:** (5) Grade
- **Clear Height:** 18'5"
- **Available:** August 31, 2024



OPPORTUNITY

Located on 97 Street in Papaschase Industrial this property has easy access to many arterial roads such as 99 Street, Calgary Trail, and Whitemud Drive. With a variety of buildouts, ample parking on site and large loading areas, this central southeast business park is an ideal home for many different uses. The extensive upgrades and interior renovations make this an opportunity **you don't want to miss!**

Omada
COMMERCIAL



AMPLE FREE PARKING



RECENT UPGRADES



WELL MAINTAINED





BRONWYN SCRIVENS

Associate Broker

780.540.5331

bronwyn.scrivens@omada-cre.com

KENT SIMPSON

Associate

780.540.5330

kent.simpson@omada-cre.com

NICOLE MCKAY

Associate

780.540.5323

nicole.mckay@omada-cre.com

OMADA COMMERCIAL

1400 Phipps-McKinnon Building
10020 101A Ave, Edmonton AB T5J 3G2

780.540.5320

OMADA-CRE.COM

This disclaimer shall apply to Omada Commercial; to include all employees and independent contractors ("Omada").

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, Omada does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. 040624