

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



17,081 SF FUNCTIONAL INDUSTRIAL SPACE

- \$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

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OMADA-CRE.COM

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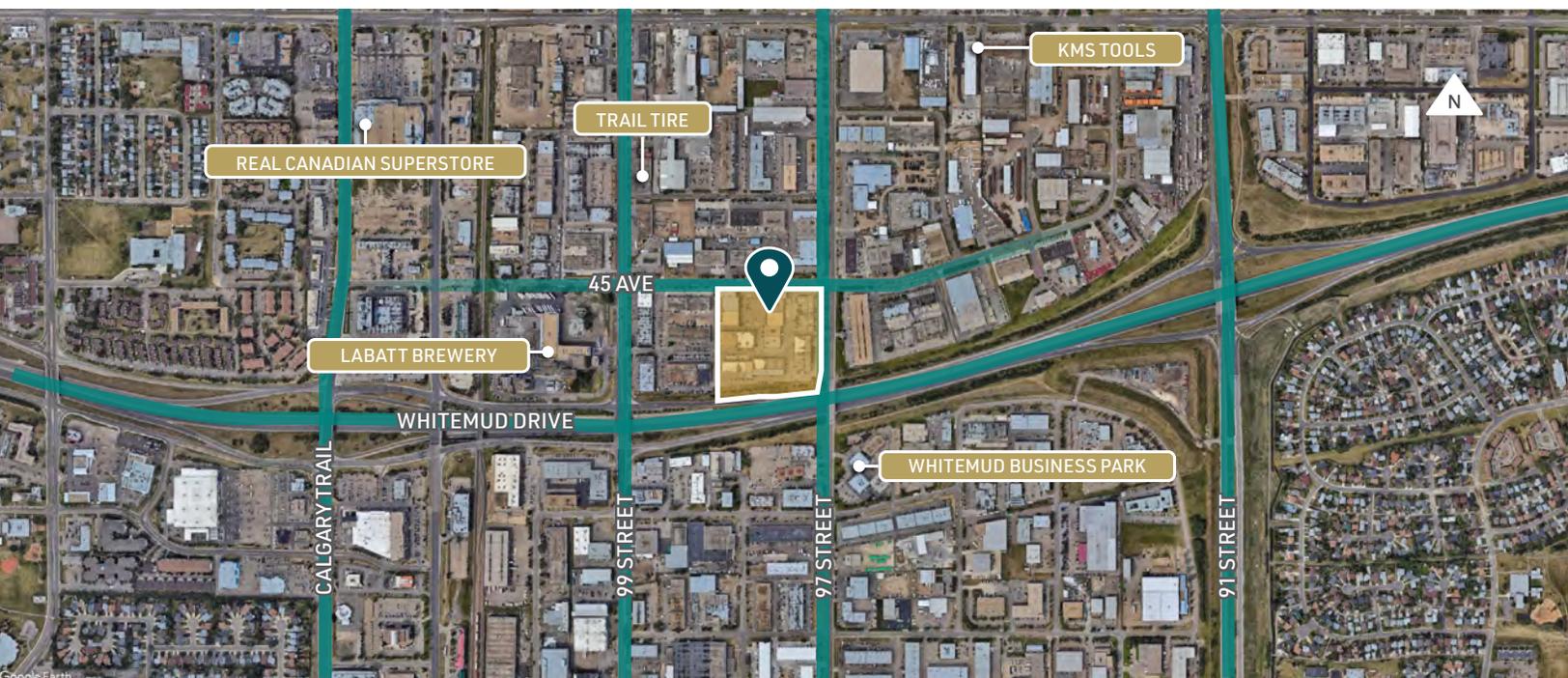
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PROPERTY FEATURES

- **Available:** Immediately
- **Building Area:** 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



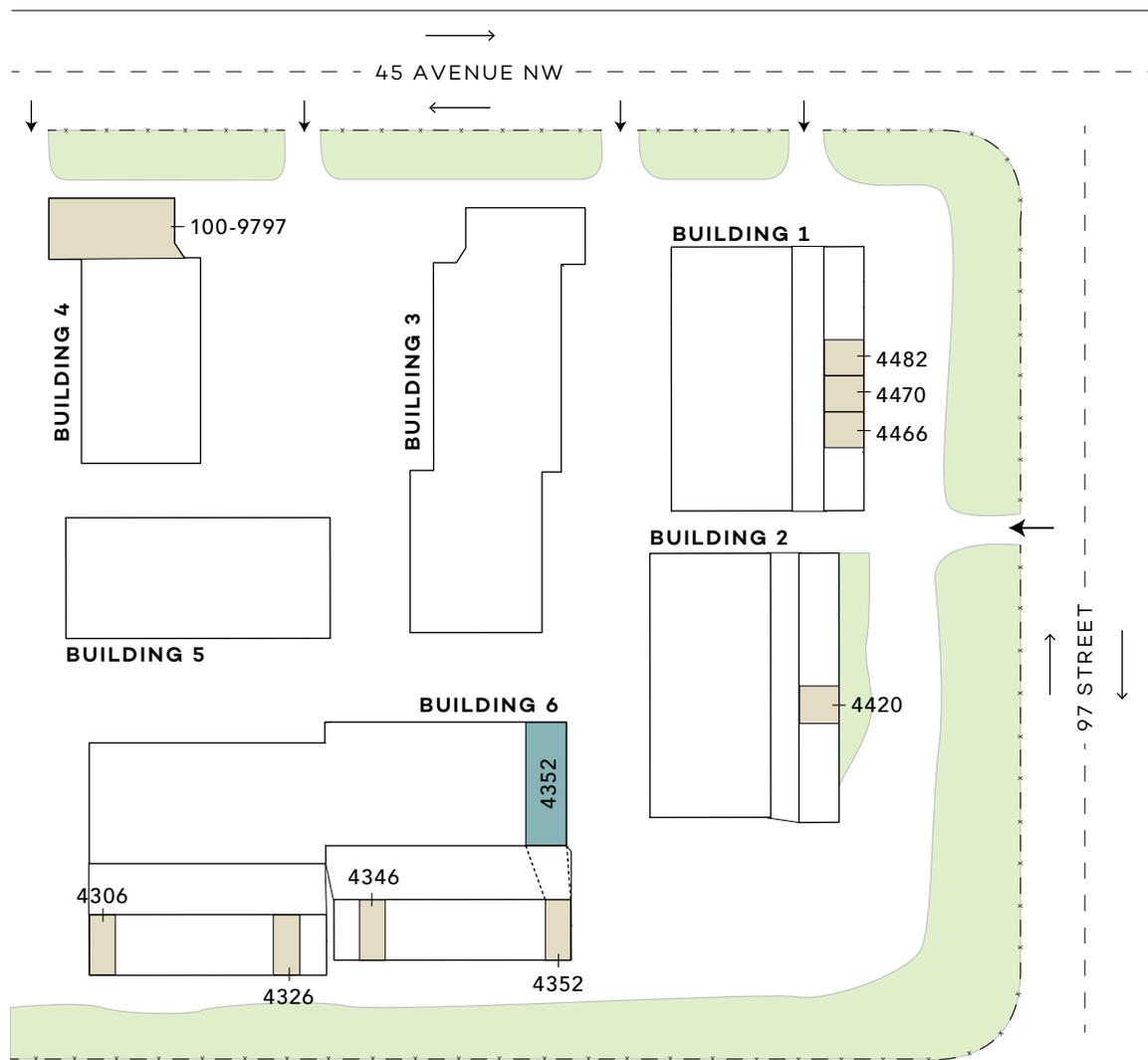
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SITE PLAN



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

 - INDUSTRIAL/WAREHOUSE AVAILABLE

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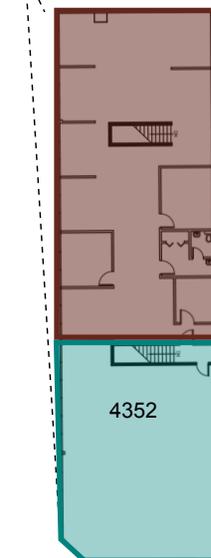
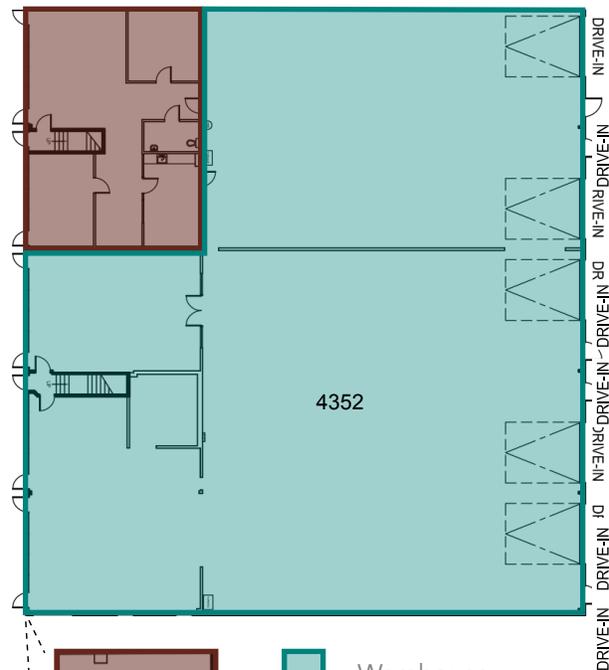
BUILDING 6

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



- - Warehouse
- - Office

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!**



AMPLE FREE PARKING



RECENT UPGRADES



WELL MAINTAINED





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