

2ND FLOOR PROFESSIONAL OFFICES

UNITS 2 & 6
5410 97 STREET NW
EDMONTON, ALBERTA

- Conveniently located on 97th Street, close to main arterial roads (Calgary Trail, Gateway Boulevard, Whitemud Drive, Argyll Road and 51st Avenue
- Nicely developed and currently occupied by the reputable, well-known construction & development company.
- Second floor professional offices with the turnkey opportunity (furniture may be included)

SALE DETAILS

Condominium Plan:	0223435 Units 2 & 6
Asking Price:	Unit 2- 5,748 sq./ft. - $1,260,000 Unit 6- 3,692 sq./ft. - $810,000
Property Tax:	Unit 2-$23,237.41 (2026) Unit 6-$14,867.25 (2026)
Condo Fees:	Unit 2- $778.28 (water is included (2026)) Unit 6-$499.83 (water is included (2026))
Available:	Minimum 30 days' notice

LEASE DETAILS

Asking Base Rent:	Unit 2-$16.00 per sq./ft. Unit 6-$17.00 per sq./ft.
Op Costs:	$5.67 per sq./ft. (incl. Property taxes, condo fees, water) 2026 estimated.
Available:	Minimum 30 days' notice

For More Information, Please Contact:

Hennadiy (Ghena) Menyaylov
Senior Associate
780.278.3398
ghena@avenuecommercial.ca

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

AVENUE | Commercial
Real Estate Solutions

PICTURES

5410 97 Street NW, Edmonton, Alberta





PICTURES

5410 97 Street NW, Edmonton, Alberta





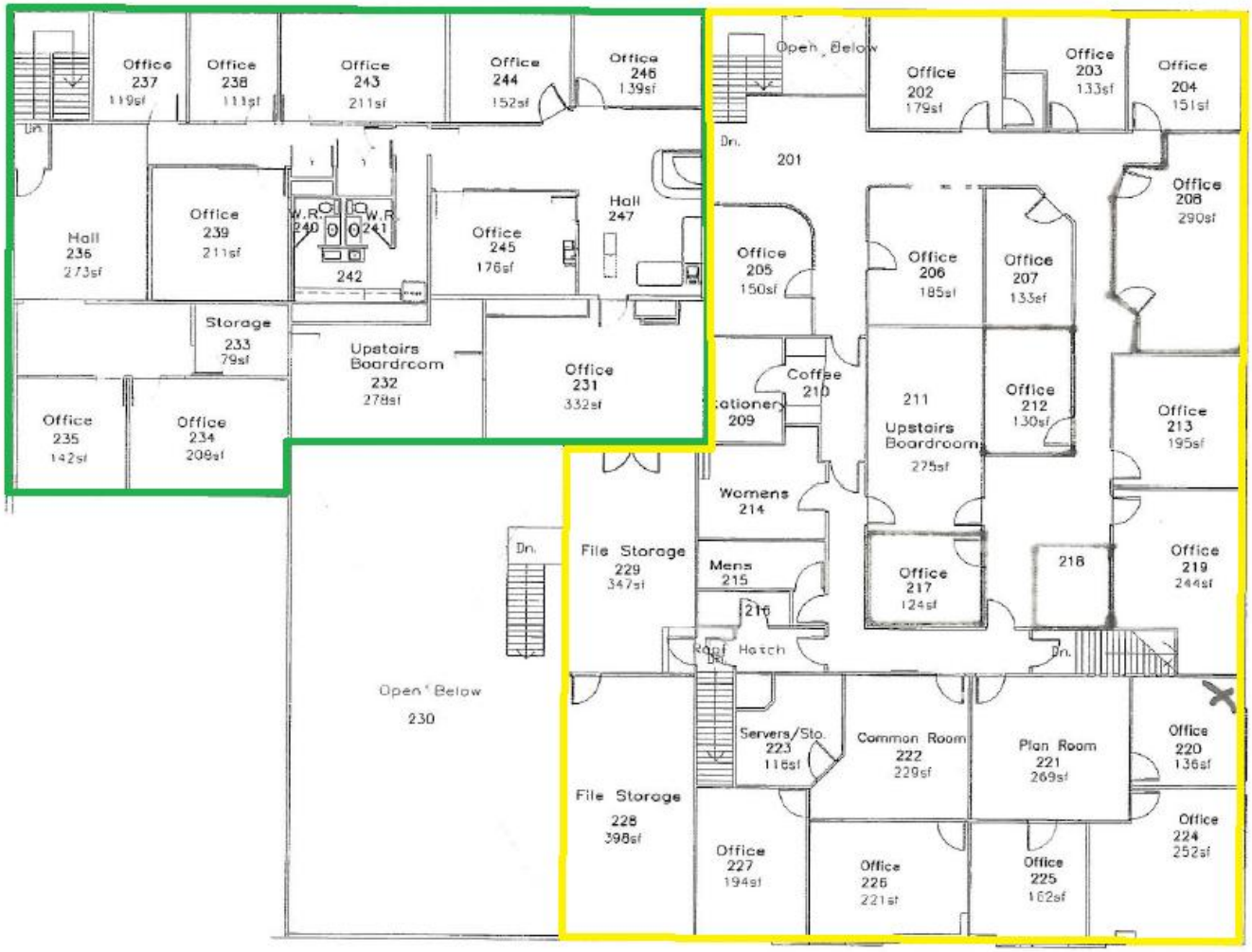








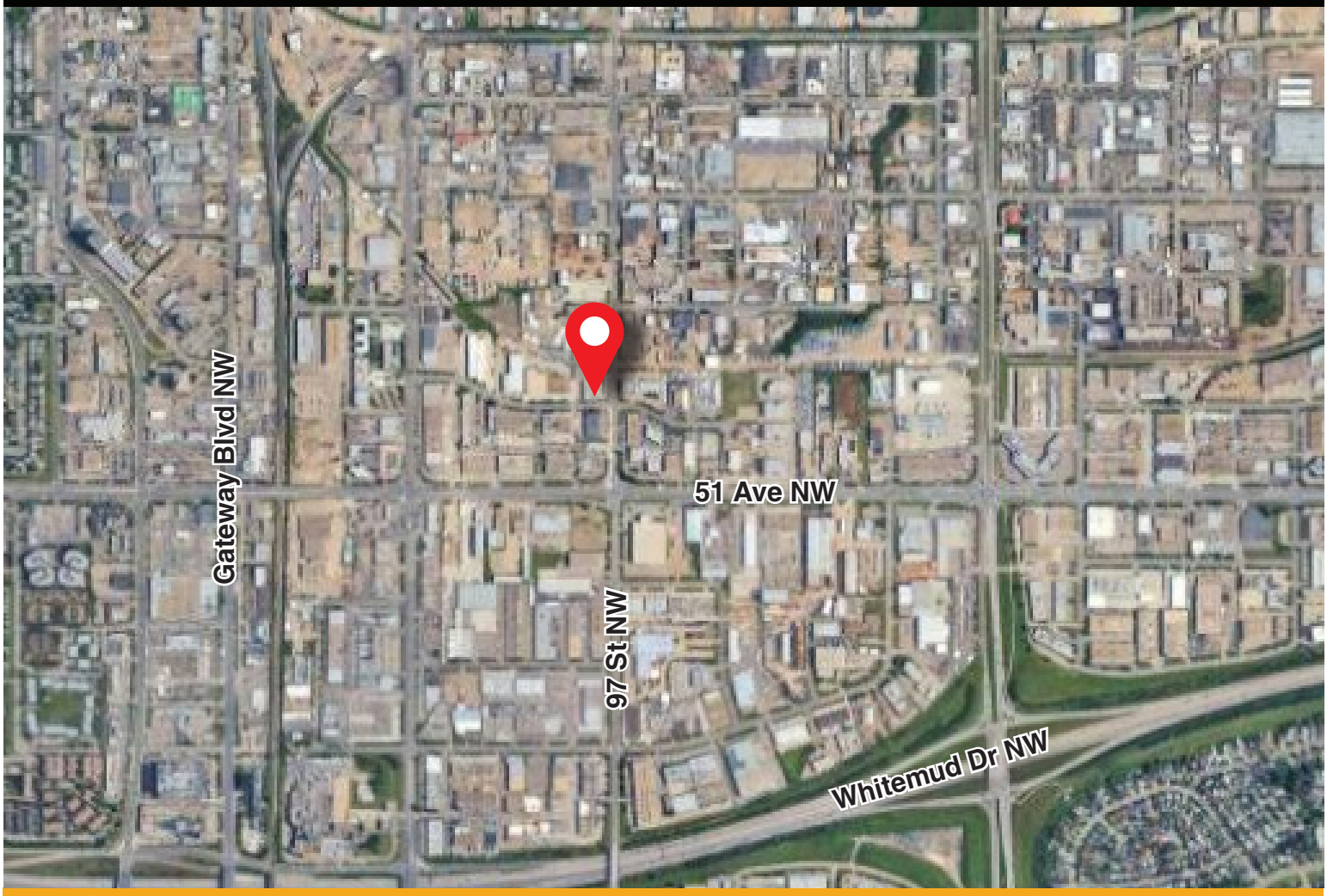
PICTURES


Office 237 119sf
Office 238 111sf
Office 243 211sf
Office 244 152sf
Office 246 139sf
Hall 236 273sf
Office 239 211sf
W.R. 240
W.R. 241
242
Office 245 176sf
Hall 247
Storage 233 79sf
Upstairs Boardroom 232 278sf
Office 231 332sf
Office 235 142sf
Office 234 208sf
Open Below 230
Dn.
Open Below
Office 202 179sf
Office 203 133sf
Office 204 151sf
201
Office 208 290sf
Office 205 150sf
Office 206 185sf
Office 207 133sf
Coffee 210
209
211 Upstairs Boardroom 275sf
Office 212 130sf
Office 213 195sf
Womens 214
File Storage 229 347sf
Mens 215
216
Roof Hatch
Office 217 124sf
218
Office 219 244sf
Servers/Sto. 223 116sf
Common Room 222 229sf
Plan Room 221 269sf
Office 220 136sf
File Storage 228 398sf
Office 227 194sf
Office 226 221sf
Office 225 162sf
Office 224 252sf


NOTICE
CHRISTENSON COMMUNITIES LTD.
Building Lasting Relationships.

LOCATION

5410 97 Street NW, Edmonton, Alberta



CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

Hennadiy (Ghena) Menyaylov
Senior Associate
780.278.3398
ghena@avenuecommercial.ca

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof.
The information contained herein is based on information which Avenue Commercial deems reliable. The information contained herein is subject to change without notice.