

Whitemud

BUSINESS PARK



Office/Warehouse for Sale

4251 - 97 Street, Edmonton, AB

- Office/warehouse for sale in Whitemud Business Park
- 640 sq.ft.± office space and 1,598 sq.ft.± warehouse space
- Prominent south central office park located just off Whitemud Drive
- Convenient access to major arterials including Calgary Trail/Gateway Blvd, 91 Street and 51 Avenue
- Parking stalls on site
- Additional office condos on site for sale - Contact agent for more information

Ryan Brown, SIOR

Partner

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Fahad Shaikh, CPA, CA

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Size Available

2,228 sq.ft.±

Legal Description

Plan 2321515 Unit 34

Zoning

BE (Business Employment)

Available

Immediately

Ceiling Height

15'

Heating

RTU and OH Heater

Loading

10'x12' OH Door

Condo Fees

\$9.18/sq.ft. - including utilities
(gas, water and power)

Property Taxes

\$11,829.00 (2024)

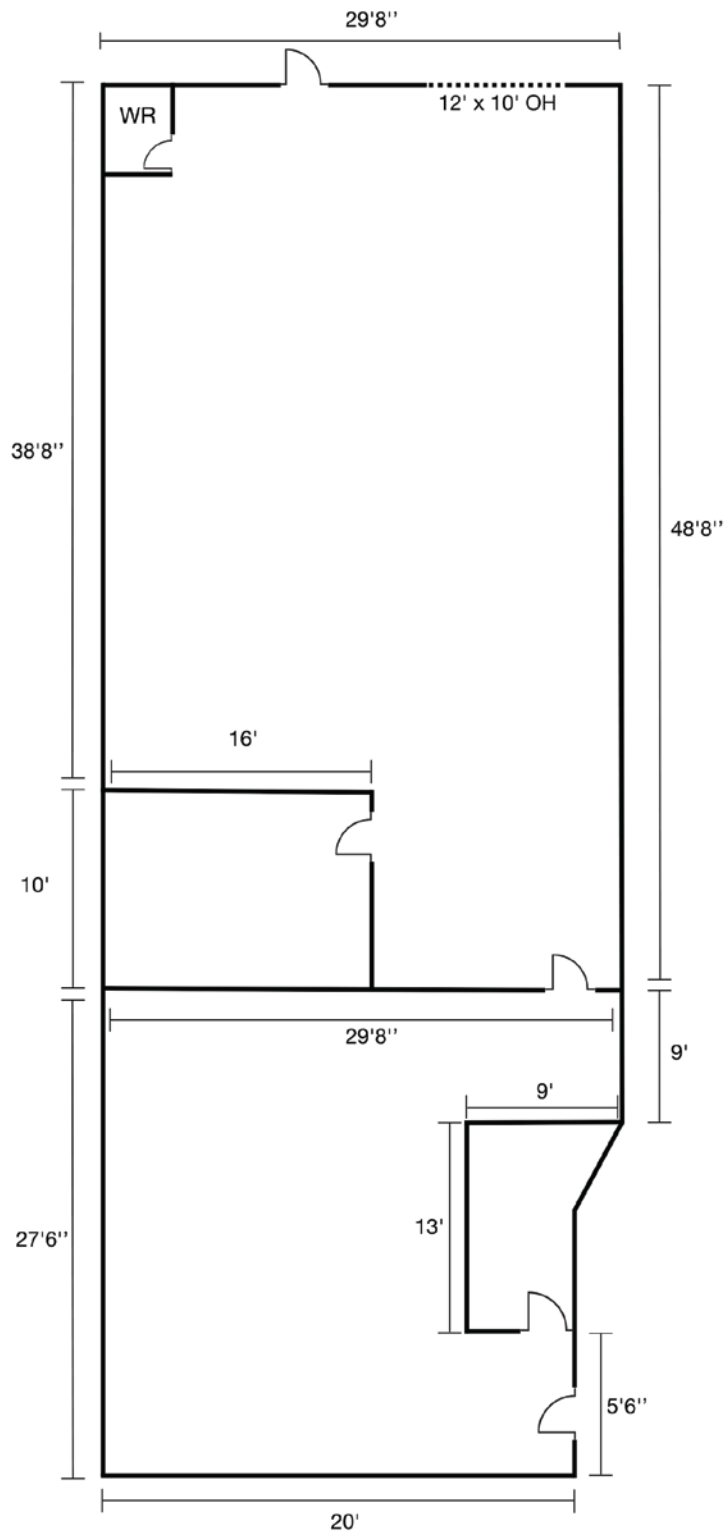
Sale Price

\$557,031.83



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Floor Plan



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