

\$669,285 - 5008 97 Street, Edmonton

MLS® #E4453919

\$669,285

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	\$669,285
Lease Rate	\$38
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	47
Zoning	Zone 41

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Listing information last updated on October 5th, 2025 at 7:02am MDT