

# 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 SPACE STARTING AT 2,631 - 7,462 SF

- Multiple configurations ranging from 2,631 - 7,462 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

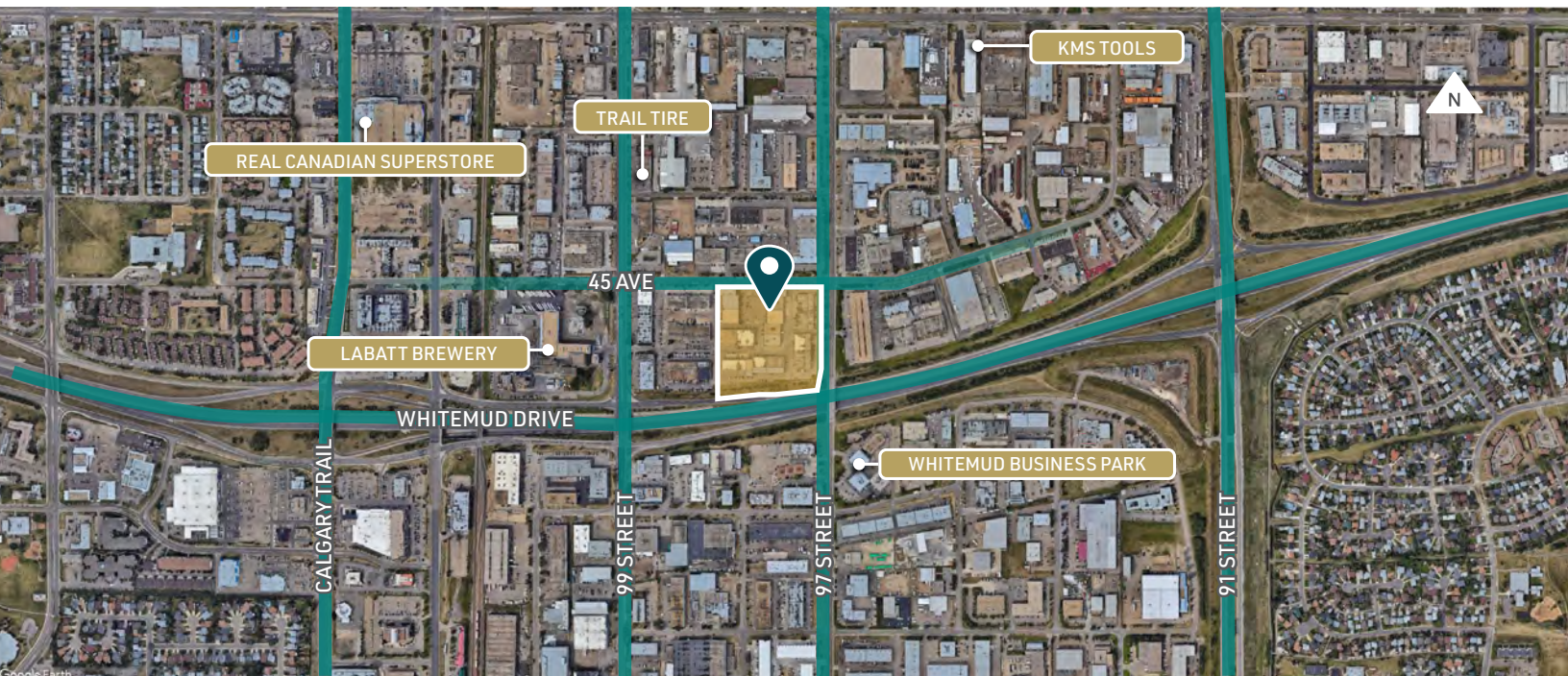
- **Available:** Immediately
- **Building Area:** 2,631 SF - 7,462 SF

---

- **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:** \$6.40 PSF
- **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

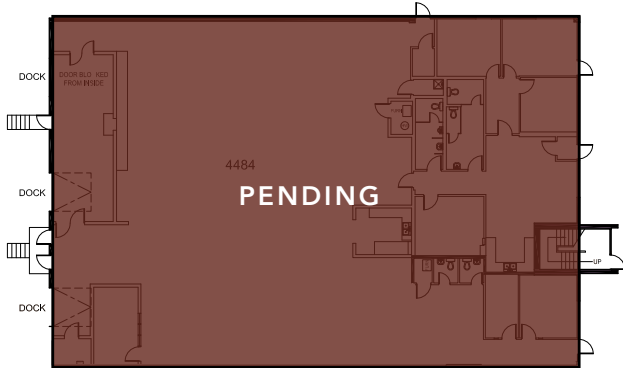
## SITE PLAN



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

 - INDUSTRIAL/WAREHOUSE AVAILABLE

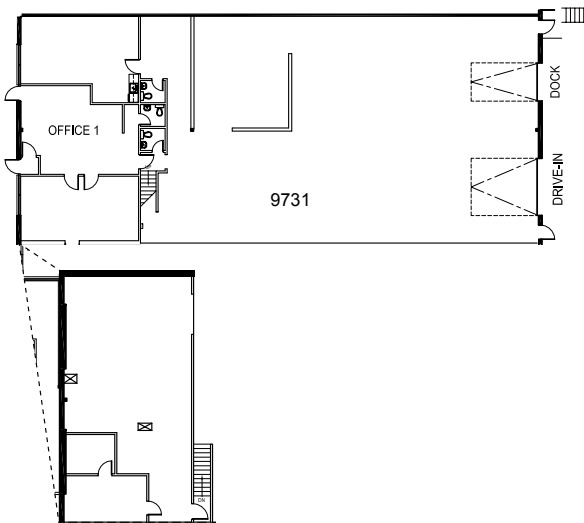
## BUILDING 1



### UNIT 4484

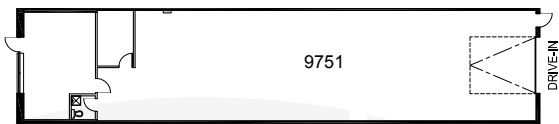
- **Size:** 7,462 SF (33% Office)
- **Loading:** (3) Dock
- **Clear Height:** 17'10"
- **Available:** 30 Days Notice

## BUILDING 3



### UNIT 9731

- **Size:** 5,233 SF (33% Office)
- **Loading:** (1) Grade, (1) Dock
- **Clear Height:** 17'7"
- **Available:** Immediately



### UNIT 9751

- **Size:** 2,631 SF (33% Office)
- **Loading:** (1) Grade
- **Clear Height:** 17'7"
- **Available:** April 1, 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. 100124