

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

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OMADA-CRE.COM

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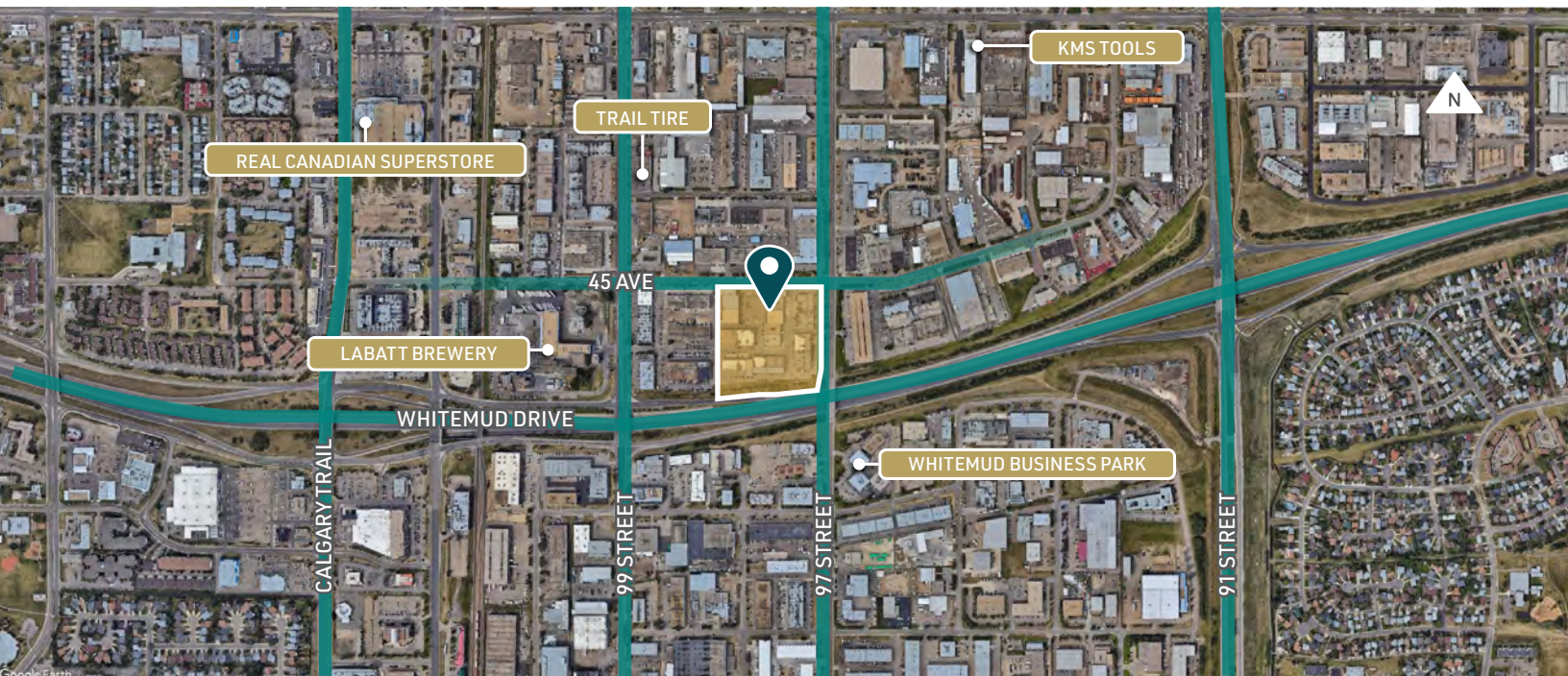
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PROPERTY FEATURES

- **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



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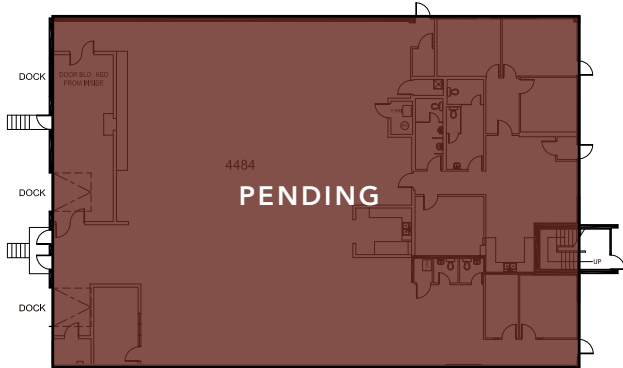
SITE PLAN



 - 2ND FLOOR OFFICE AVAILABLE
BROCHURE 

 - INDUSTRIAL/WAREHOUSE AVAILABLE

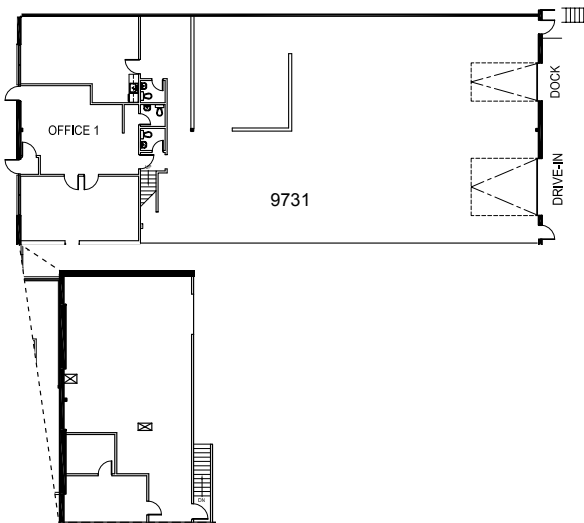
BUILDING 1



UNIT 4484

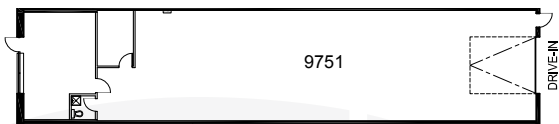
- **Size:** 7,462 SF (33% Office)
- **Loading:** (3) Dock
- **Clear Height:** 17'10"
- **Available:** 30 Days Notice

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!**



AMPLE FREE PARKING



RECENT UPGRADES



WELL MAINTAINED





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