



## 4015 97 Street Edmonton AB

\$419,000

Warehouse unit, South Central location with exposure to 97 Street; BE zoned allowing for a wide range of potential users. Easy access to public transit and Whitemud Drive. Enriched reserve fund through developer contribution; Highly functional loading and access. Warehouse bay offers 16' clear ceilings. New roof (2013) and steel cladding (2011) on both buildings. Office and a reception in the front.

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

[kiratsells@gmail.com](mailto:kiratsells@gmail.com)

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)