

## \$0 - 4372 97 Street, Edmonton

MLS® #E4455683

**\$0**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Papaschase Industrial, Edmonton, AB

This versatile Second floor 822 square foot office space is nestled within the vibrant and dynamic industrial park. Diverse commercial surrounding offers the perfect environment for growth and collaboration. Lease includes heat, water and power including air conditioning making it a hassle-free opportunity. Office space comes with sizeable reception area, office, storage and bathroom. It will provide the ideal foundation to establish office space to grow in one of the city's most sought-after commercial area. With top-tier amenities, dining, and retail options in neighbourhood, your visitors and clients will benefit from the convenience of it. Don't miss out on the opportunity to be a part of this business hub!

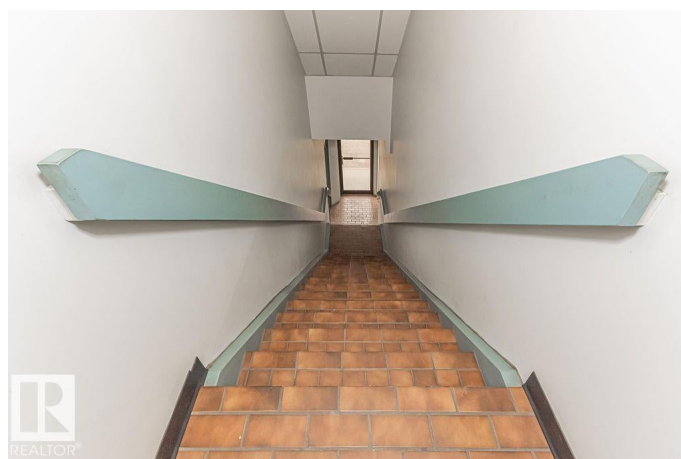
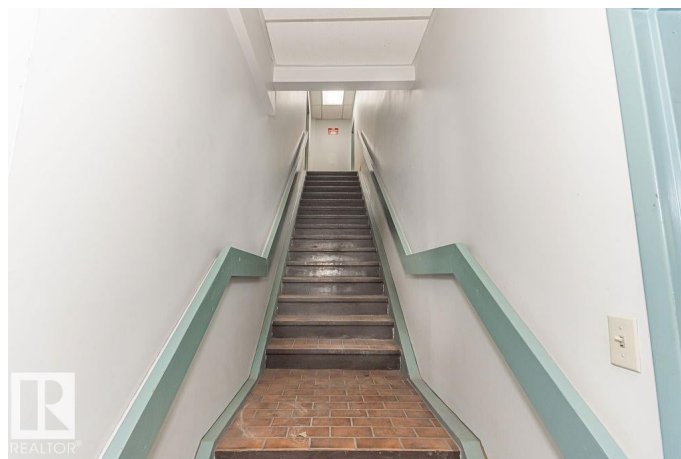
Built in 1979

### Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4455683 |
| Lease Rate | \$5      |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 1979     |
| Type       | Office   |
| Status     | Active   |

### Community Information

Address 4372 97 Street



|             |                       |
|-------------|-----------------------|
| Area        | Edmonton              |
| Subdivision | Papaschase Industrial |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6E 5R9               |

### Exterior

|              |             |
|--------------|-------------|
| Exterior     | See Remarks |
| Construction | See Remarks |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 33                  |
| Zoning         | Zone 41             |

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Listing information last updated on October 4th, 2025 at 12:32am MDT