

# \$0 - 4015 97th Street, Edmonton

MLS® #E4454562

**\$0**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Strathcona Industrial Park, Edmonton, AB

1810 Square Feet South Edmonton warehouse unit with Business Employment (BE) zoning, offering flexibility for a wide range of commercial and industrial users. The unit features a front office/showroom build-out that works well for client-facing or administrative use, along with a spacious warehouse offering 16'™ clear ceiling height, grade-level loading, and an air compressor to support day-to-day operations. This location provides quick connections to Whitemud Drive, major arterial roadways, and public transit. The combination of office, showroom, and warehouse functionality makes this space well-suited for businesses seeking efficiency and visibility in South Edmonton.



Built in 1980

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | E4454562   |
| Lease Rate | \$14       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1980       |
| Type       | Industrial |
| Status     | Active     |

## Community Information

Address                4015 97th Street

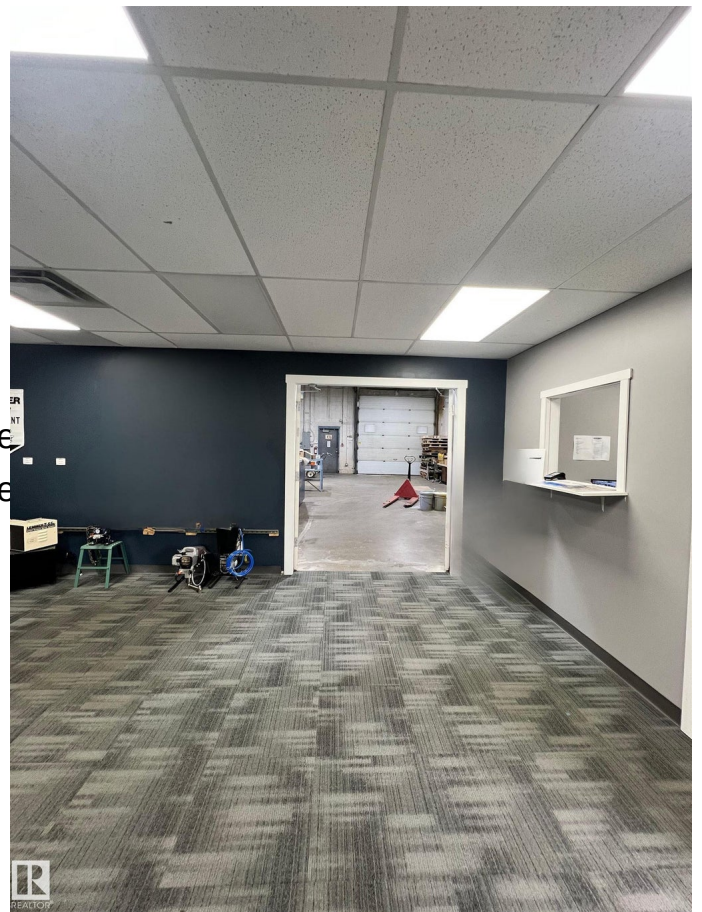
|             |                            |
|-------------|----------------------------|
| Area        | Edmonton                   |
| Subdivision | Strathcona Industrial Park |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6E 5X7                    |

### Exterior

|              |                             |
|--------------|-----------------------------|
| Exterior     | Concrete, Wood Frame, Steel |
| Construction | Concrete, Wood Frame, Steel |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 55                |
| Zoning         | Zone 41           |



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Listing information last updated on October 18th, 2025 at 11:47pm MDT

