

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 2,611 SF

- Multiple configurations ranging from 2,611 – 10,533 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

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

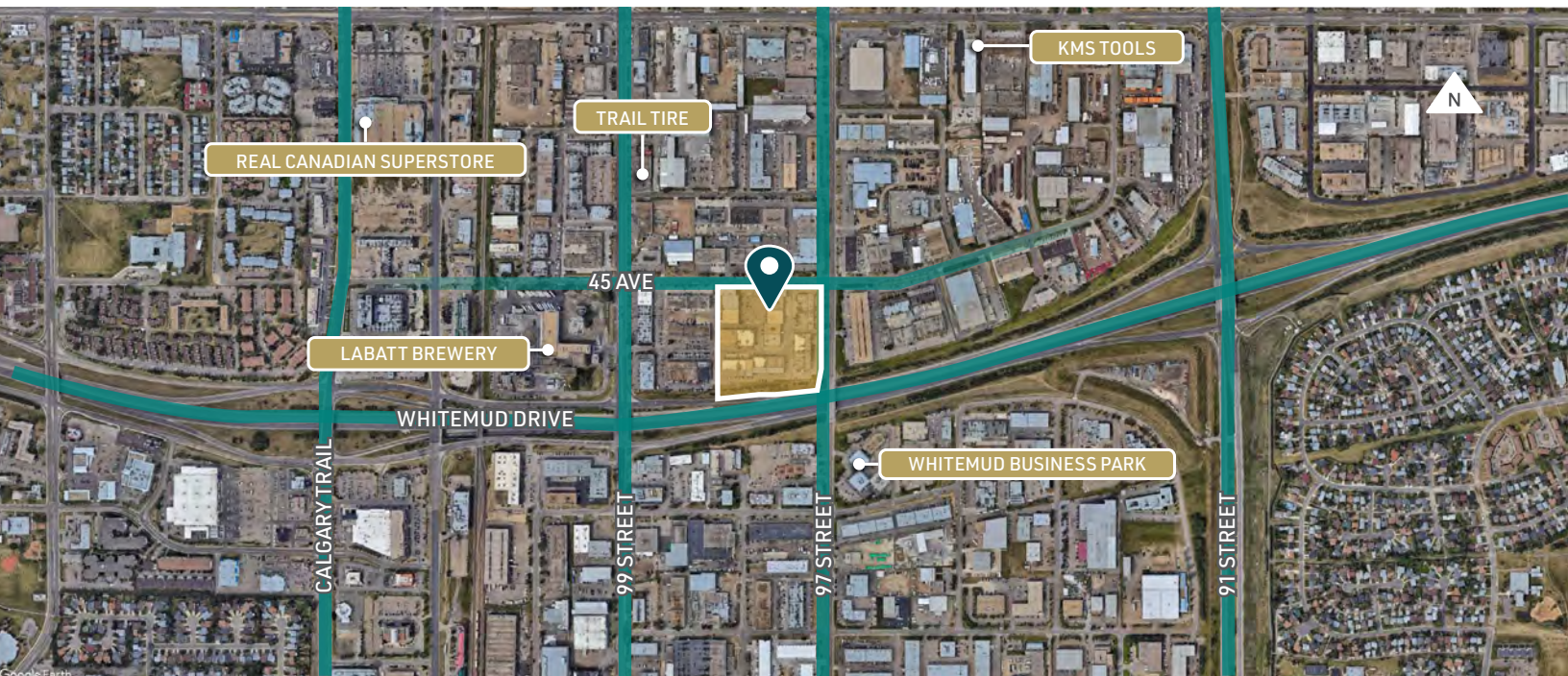
Omada
COMMERCIAL

PROPERTY FEATURES

- **Available:** Immediately
- **Building Area:** 2,611 SF – 10,533 SF

- **Municipal:** 9703-9797 45 Avenue NW, Edmonton, AB
- **Legal:** Lot 18, Block 7, Plan 7721481
- **Access:** 45 Avenue & 97 Street
- **Zoning:** Industrial Business (IB)
- **Year Built:** 1979

- **Basic Rent:** Starting at \$9.75 PSF
- **Op Costs:** \$6.21 PSF
- **HVAC:** Forced air overhead units
- **Construction:** Precast Concrete, steel frame
- **Power:** TBC by Tenant
- **Internet:** Fiber available
- **Lighting:** LED in warehouse
- **Parking:** Ample free parking
- **Signage:** Fascia



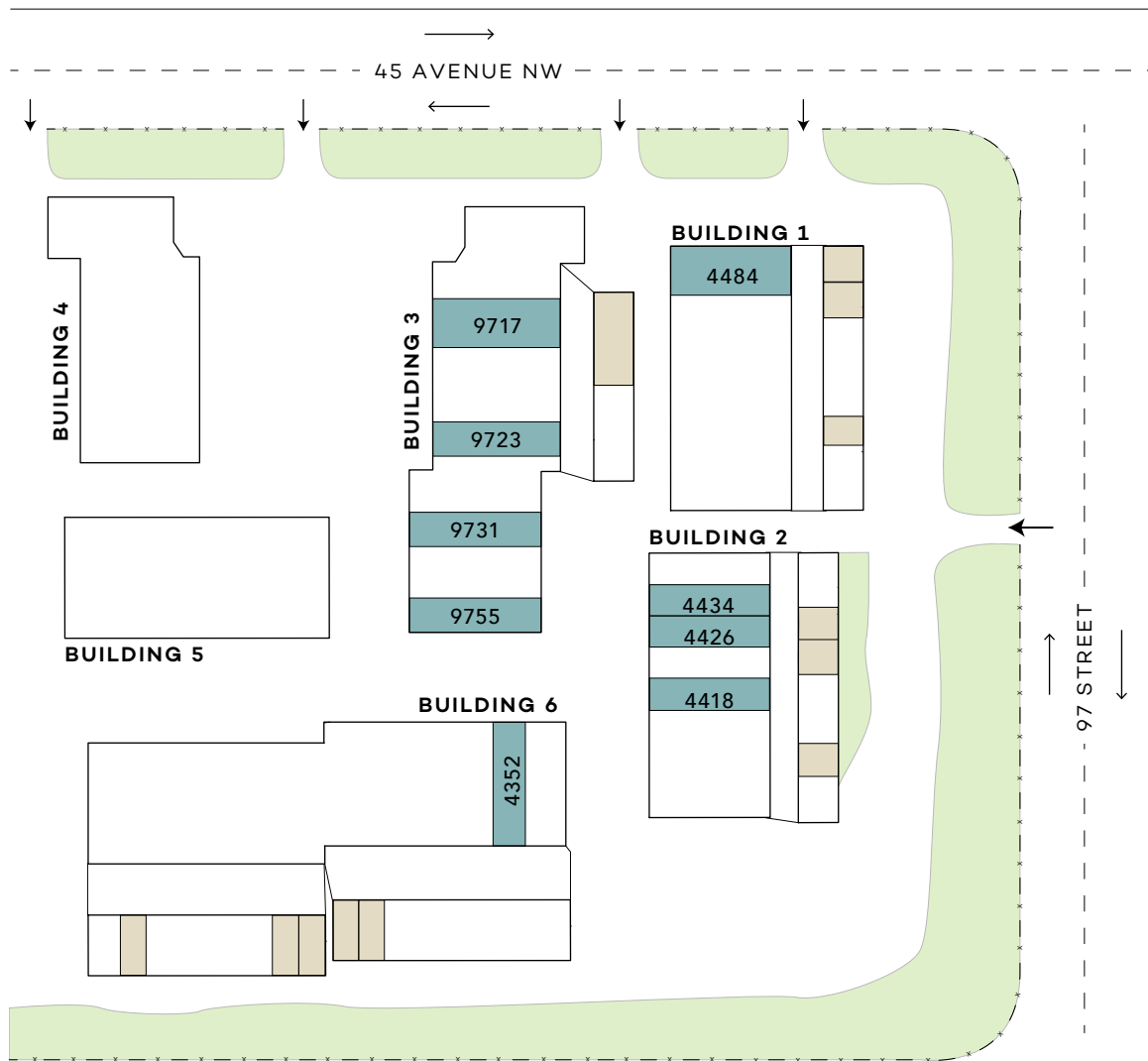
PAPASCHASE BUSINESS PARK

9703-9797 45 AVENUE NW | EDMONTON | AB

FOR LEASE

Omada
COMMERCIAL

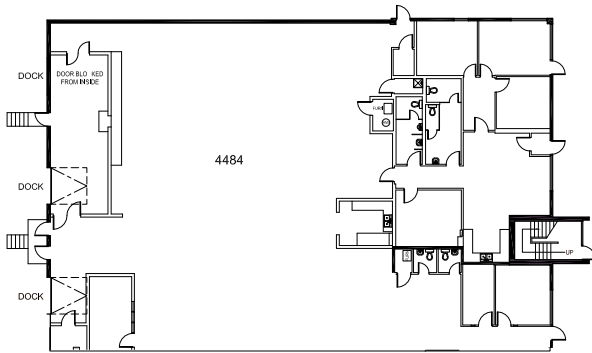
SITE PLAN



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

 - INDUSTRIAL/WAREHOUSE AVAILABLE

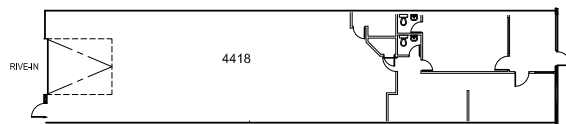
BUILDING 1



UNIT 4484

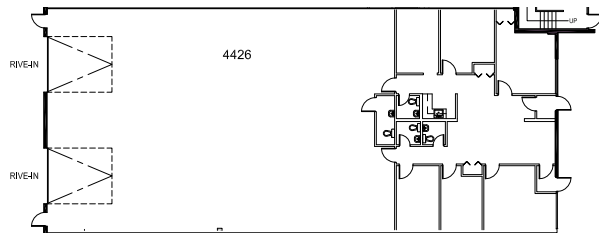
- **Size:** 7,462 SF (33% Office)
- **Loading:** (3) Dock
- **Clear Height:** 17'10"
- **Available:** June 1st, 2023

BUILDING 2



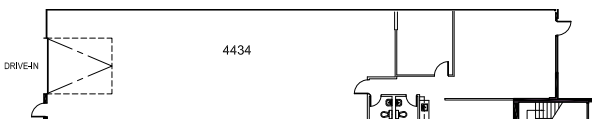
UNIT 4418

- **Size:** 2,683 SF (33% Office)
- **Loading:** (1) Grade
- **Clear Height:** 17'10"
- **Available:** Immediately



UNIT 4426

- **Size:** 5,292 SF (33% Office)
- **Loading:** (2) Grade
- **Clear Height:** 17'10"
- **Available:** Immediately



UNIT 4434

- **Size:** 2,611 SF (30% Office)
- **Loading:** (1) Grade
- **Clear Height:** 17'10"
- **Available:** Immediately

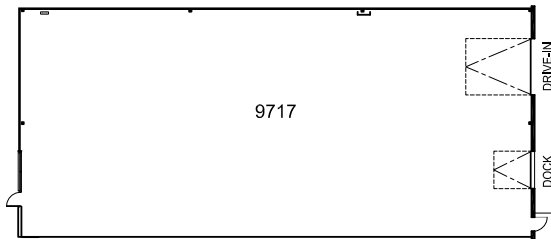
PAPASCHASE BUSINESS PARK

9703-9797 45 AVENUE NW | EDMONTON | AB

FOR LEASE

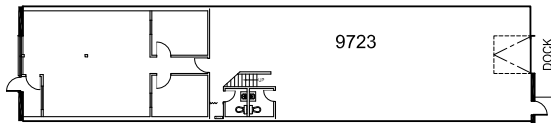
Omada
COMMERCIAL

BUILDING 3



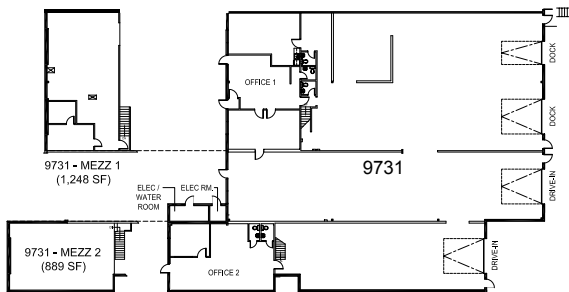
UNIT 9717

- **Size:** 5,299 SF
- **Loading:** (1) Grade, (1) Dock
- **Clear Height:** 17'7"
- **Available:** Immediately



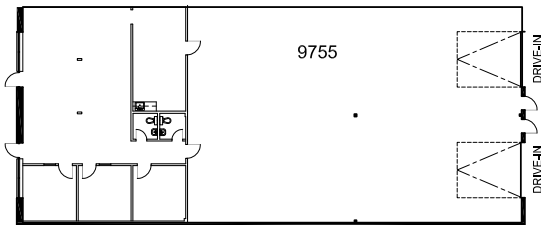
UNIT 9723

- **Size:** 2,636 SF (33% Office)
- **Loading:** (1) Dock
- **Clear Height:** 17'7"
- **Available:** Immediately



UNIT 9731

- **Size:** 10,533 SF (33% Office)
- **Loading:** (2) Grade, (2) Dock
- **Clear Height:** 17'7"
- **Available:** April 1st, 2023



UNIT 9755

- **Size:** 5,305 SF (33% Office)
- **Loading:** (2) Grade
- **Clear Height:** 17'7"
- **Available:** Immediately

BUILDING 6



UNIT 4352

- **Size:** 2,658 SF (25% Office)
- **Loading:** (1) Dock
- **Clear Height:** 18'5"
- **Available:** Immediately

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

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. 221013