

PRIME SMALL BAY OWNERSHIP OPPORTUNITY

PROJECT BY



# 97 Street Condos

OFFICE/WAREHOUSE BAYS

5303-5315 97 STREET & 9635 - 9641 54 AVENUE  
EDMONTON, AB

**FOR SALE**



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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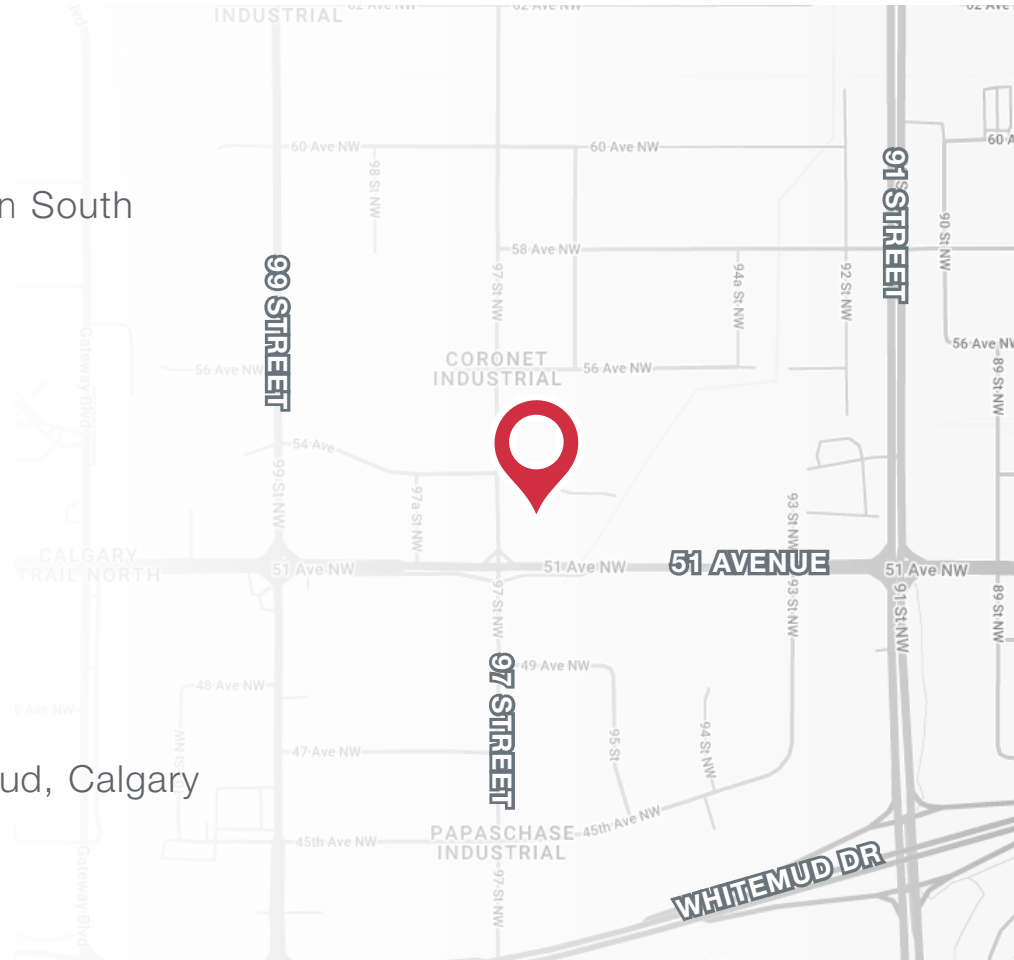
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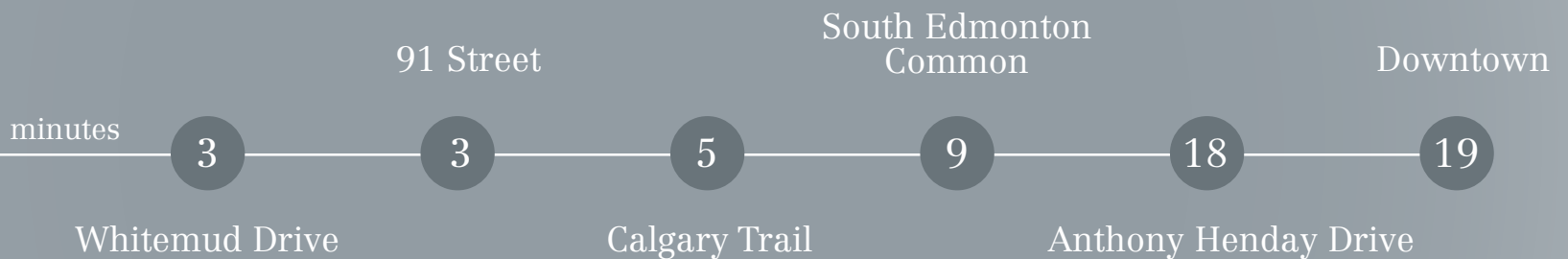
**NAI Commercial**

## Property Highlights

- Rare small bay Office/Industrial Condo Units available in South East Edmonton
- West Building unit sizes from 2,271 - 2,336 sq.ft.±
- East Building unit sizes from 2,465 - 2,605 sq.ft.±
- Grade loading door on each unit
- Upgraded exterior facade
- Convenient access to major arterials including: Whitemud, Calgary Trail/Gateway Blvd, 91 Street and 51 Avenue

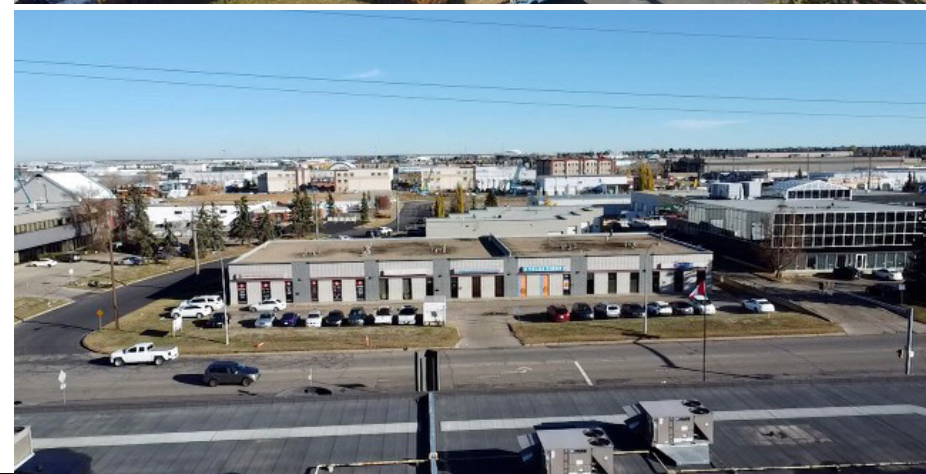


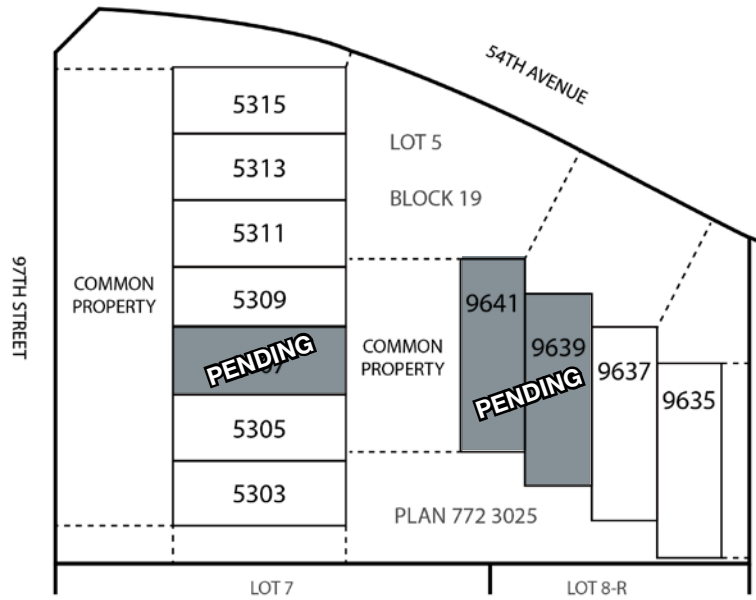
## Drive Times



## Additional Information

LEGAL DESCRIPTION	Plan 0824768 Units 1-11
ZONING	IM (Medium Industrial)
AVAILABLE	Targeted closing November 2024
YEAR BUILT	1978
CONSTRUCTION	Concrete block
SITE COVERAGE RATIO	39.8%
INTERNET	Fibre optic
NEIGHBOURHOOD	Coronet Industrial
UTILITIES	Power, gas and water all separately metered for each unit
CEILING HEIGHT	West Building - 16 ft. ceilings, 14 ft. clear East Building - 18 ft. ceilings, 16 ft. clear
HEATING	Forced air furnace in office, Overhead gas unit in warehouse
POWER	100 amps per bay (TBC)
PARKING	48 stalls onsite plus additional street parking on 54 Ave
LOADING	5315 - 10'x10' grade 5313/11 - 10'x12' grade 5309-5303 - 10'x10' grade 9635-9641 - 10'x12' grade
SITE/YARD SIZE	1.59 acres
CONDO FEES	\$3.40 per sq.ft. (2024) includes common area maintenance, insurance, management and reserve contribution





LEGAL #	CIVIC #	SALEABLE SF	AVAILABLE FOR OCCUPANCY	CONDO FEES/MONTH	PROPERTY TAXES 2024	LIST PRICE
1	5303	2,282	*Mar 1, 2025	\$646.55	\$11,312.96	\$502,028.30
2	5305	2,336	*Mar 1, 2025	\$661.80	\$11,537.89	\$513,868.59
3	5307	2,325	<b>PENDING</b>	\$658.75	\$11,484.98	\$511,500.53
4	5309	2,271	*Jan 1, 2025	\$643.50	\$11,630.51	\$499,660.24
5	5311	2,271	*Jan 1, 2025	\$643.50	\$11,260.03	\$499,660.24
6	5313	2,314	60 days notice	\$655.70	\$11,445.27	\$509,132.47
7	5315	2,303	60 days notice	\$652.65	\$11,895.15	\$506,764.41
8	9641	2,465	<b>PENDING</b>	\$698.40	\$12,596.42	\$505,311.29
9	9639	2,594		\$734.99	\$12,609.65	\$531,790.48
10	9637	2,605	60 days notice	\$738.04	\$13,297.70	\$533,997.08
11	9635	2,583	60 days notice	\$731.95	\$13,363.86	\$529,583.88

\*Currently Tenanted with income in place

# Ownership Benefits.

# Invest in your property.

# Why it makes sense.



## Great Value.

97 Street Condo units are priced to sell. Take advantage of buying hard to find small bay units.



## Unparalleled Location and Access.

By being in close proximity to the Whitemud, Calgary Trail and Gateway, nobody will complain about coming to your space.



## Competitive Financing Solutions Available.

Take advantage of creative financing solutions from KV Capital.



## Build Equity.

Why lease when you can build equity for your retirement. Invest in your bank account not the landlord's.



## Control Your Destiny.

Owning means no more landlord favoured lease agreements, no more operating costs reconciliations, no more rental rate hikes.

# How will owner-occupied financing help you achieve your goals?

## Access Higher Leverage

With up to 100% financing, you could potentially preserve working capital to be deployed in your business for other assets such as equipment purchases.

## Reduce Monthly Payments

With the right rate secured you can leverage longer amortization periods with repayment of your mortgage spread out over a longer period of time, which could lower payments each month.

## Tap Into Flexible Conditions

Owner-occupied financing potentially offers a variety of customizable conditions for your unique needs such as principle postponement periods and options for the completion of tenant improvement work.

## Build Equity

Contribute your monthly principal payments as a long term investment and increase the potential for your business' future growth opportunities.

## Owner-occupied financing.

Capitalize on both the stability and flexibility your business needs to thrive.



### What is owner-occupied financing?

In contrast to many commercial real estate transactions where a property is purchased with the intention of generating rental or investment income, owner-occupied financing is a beneficial capital solution to consider if your business owns the office space or building that you operate out of.

The primary advantage of owner-occupied financing is that you tend to receive more favourable financing terms and conditions including lower down payment requirements and less stringent reporting criteria.




### Is owner-occupied financing right for you?


If your business has been in operation for at least 24 months, you will be eligible for a variety of owner-occupied financing options. If your business is new, we can provide guidance and advice for the best financing model for you.

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