

# \$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   |
| 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    15  
Zoning              Zone 41



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Listing information last updated on September 9th, 2025 at 12:47am MDT