

## \$4,250,000 - 6040-6048 97 Street, Edmonton

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MLS® #E4398705

**\$4,250,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Coronet Industrial, Edmonton, AB

Great commercial building off 97 St and 60 Ave. Parking in front on 97 St, with the second storey overhang providing some shade. The skin is brick and siding. There are offices on the 1500 sq ft second floor: two bathrooms: a 3 piece with shower and a 2 piece. Occupied by 3 business with long tenancies. 5 year lease renewals in progress. There are outside and within metal fence a sizable parking lot.



Built in 1993

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4398705    |
| Price      | \$4,250,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1993        |
| Type       | Industrial  |
| Status     | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 6040-6048 97 Street |
| Area        | Edmonton            |
| Subdivision | Coronet Industrial  |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 3J4             |

**Exterior**

|              |                 |
|--------------|-----------------|
| Exterior     | Brick, Concrete |
| Construction | Brick, Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2024 |
| Days on Market | 350             |
| Zoning         | Zone 41         |

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Listing information last updated on July 3rd, 2025 at 3:47am MDT