

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

---

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	348
Zoning	Zone 41

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 1st, 2025 at 8:47pm MDT