

# EASTGATE BUSINESS PARK

## FOR SALE/LEASE

Affordable warehousing with some units  
offering heavy power, dock and grade loading

10,816 SF - 35,342 SF Available For Lease



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## PROPERTY DETAILS

- Quick and convenient access to 50th Street and the Anthony Henday (Hwy 216) via Baseline Road.
- Close to amenities including food, fitness and grocery.
- Multiple leasing options.
- Professionally managed property, means you can focus on your business.
- Ample marshaling for trailers and parking.

## AERIAL



## LEASE AVAILABILITIES

**Building 1** 4747-4753 93 Avenue  
20,343 SF Available

4741-4745 93 Avenue  
14,999 SF Available

**Building 2** 4732 94 Avenue  
10,816 SF Available

# Building 1

4715-4757 93rd Avenue Edmonton, AB	Lighting: T5 and LED
Legal: 7820294/9/2	Column Grid: ±32' x 32'
Year Built: 1980	Lease Rate: \$6.75 Per SF
Zoning: BE (Business Employment)	Operating Costs: \$5.42 Per SF (2025 budget - Opex, Mgmt fee & Tax)
Site Size: 5.36 Acres	<b>Entire Building Area: 113,673 SF</b>
Ceiling Height: 21.5' Clear	<b>Entire Building Sale Price: \$11,935,665</b>
Sprinklers	



**UNIT 4747-4753 93 Avenue**

Warehouse: 20,343 SF

\* no office buildout

Loading: (5) Dock doors, 4 with levelers

UNIT 4741-4745 93 Avenue

Office: 2,870 SF

Warehouse: 12,129 SF

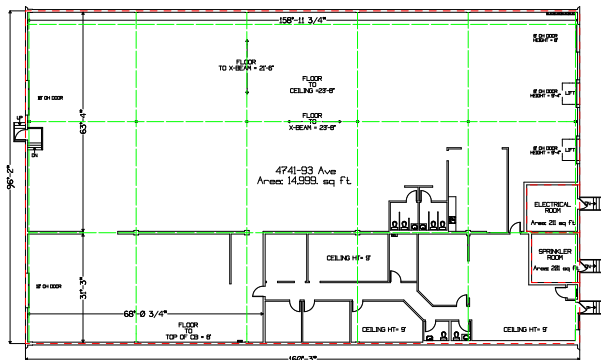
**Total: +/- 14,999 SF**

Loading: (3) Dock doors with levelers

Power: 400 AMP/600 Volt/3 Phase

**AVAILABLE: FEBRUARY 1, 2026**

**BUILDING 1 FLOOR PLAN**  
**4741-4745 93 AVENUE**



# Building 2

4744 94th Avenue	Lighting: T5
Legal: 7820294/9/8	Column Grid: $\pm 32'$ x $32'$
Year Built: 1979	Lease Rate: \$6.75 Per SF
Zoning: BE (Business Employment)	Operating Costs: \$5.64 Per SF (2025 budget - Opex, Mgmt fee & Tax)
Site Size: 3.71 Acres	<b>Entire Building Area: 81,149 SF</b>
Ceiling Height: 21.5'	<b>Entire Building Sale Price: \$8,520,645</b>
Sprinklers	



**4732 94th Avenue**  
Office: +/- 300 SF  
Warehouse: +/- 10,516 SF  
Total: +/- 10,816 SF  
Loading: (3) Dock with levelers  
Office area: Includes 3 offices

## BUILDING PHOTOS

