

# 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

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

**4741-4745 93 Avenue**  
14,999 SF Available

# Building 1

4715-4757 93rd Avenue Edmonton, AB

Legal: 7820294/9/2

Year Built: 1980

Zoning: BE (Business Employment)

Site Size: 5.36 Acres

Ceiling Height: 21.5' Clear

Sprinklers

Lighting: T5 and LED

Column Grid: ±32' x 32'

Lease Rate: \$6.75 Per SF

Operating Costs: \$5.42 Per SF (2025 budget - Opex, Mgmt fee & Tax)

**Entire Building Area: 113,673 SF**

**Entire Building Sale Price: \$11,935,665**



## 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

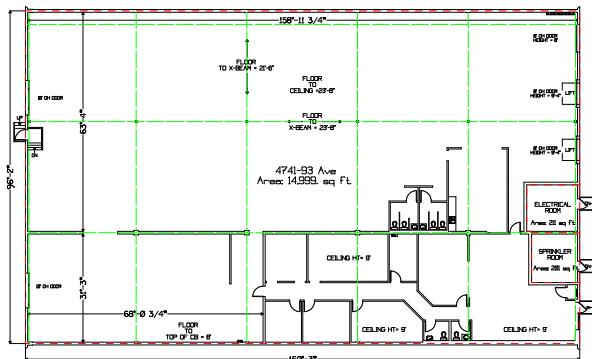
Loading: (3) Dock doors with levelers

Power: 400 AMP 120/208 Volt

**AVAILABLE: FEBRUARY 1, 2026**

## BUILDING 1 FLOOR PLAN

4741-4745 93 AVENUE



# Building 2

4744 94th Avenue

Legal: 7820294/9/8

Year Built: 1979

Zoning: BE (Business Employment)

Site Size: 3.71 Acres

Ceiling Height: 21.5'

Sprinklers

Lighting: T5

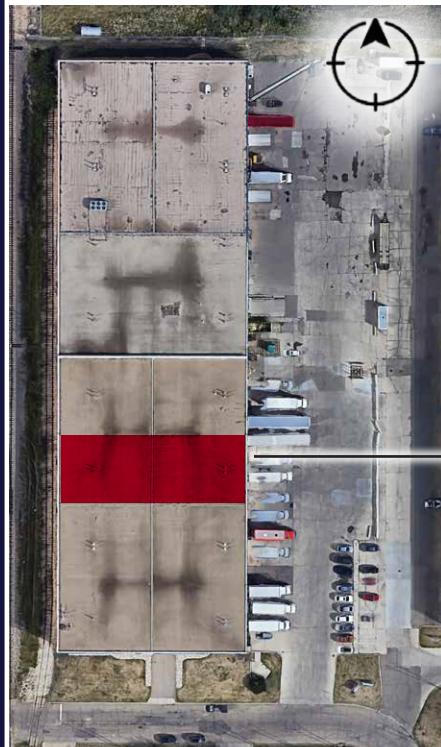
Column Grid: ±32' x 32'

Lease Rate: \$6.75 Per SF

Operating Costs: \$5.64 Per SF (2025 budget - Opex, Mgmt fee & Tax)

**Entire Building Area: 81,149 SF**

**Entire Building Sale Price: \$8,520,645**



## 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



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