



OFFICE / WAREHOUSE WITH YARD

FOR SALE/LEASE

**2404 96 STREET
EDMONTON, AB**

±8,324 SF on 1.2 Acres
Corner Lot, Gated Yard

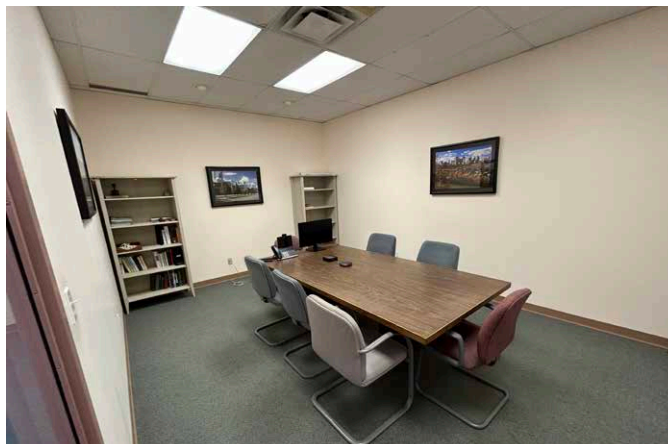
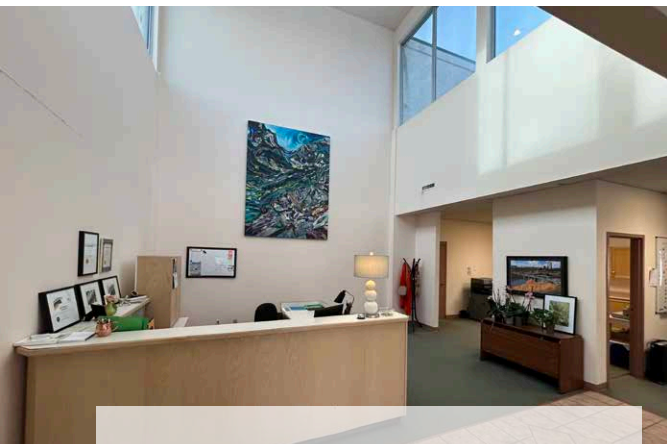
Doug Greschuk
Partner
780 722 4344
doug.greschuk@cwedmonton.com

Shelley Horb
Team Coordinator, Licensed
780 420 1177
shelley.horb@cwedmonton.com

Chris Van Den Biggelaar
Associate Partner
780 701 3287
chris.biggelaar@cwedmonton.com



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PROPERTY HIGHLIGHTS

- Concrete block with stucco exterior & brick veneer accent
- Skylights in office and warehouse (plenty of natural light)
- Potential expansion opportunities for building and gated yard
- (12) offices, library/lunchroom with access to fenced outdoor patio area, conference room, reception/waiting area, print room, washroom(s) with shower
- 40' clear span warehouse
- Rare office property with warehouse (currently used as lab)
- Ample parking, fenced & gated yard

PROPERTY DETAILS

Municipal Address:
2404 96 Street, Edmonton AB

Zoning:
BE- Business Employment

Neighbourhood:
Parsons Industrial

Building Size:
Office: ±4,684 SF
Warehouse: ±2,840 SF
Flex space: ±800 SF
Total: ±8,324 SF
Mezzanine: ±800 (Excluded SF)

Site Size:
1.2 Acres (16% Site coverage)

Lease Rate: \$15.00/SF
Operating Costs: TBC

Taxes (2024):
\$57,279.37

Parking:
Paved with electrified parking

Loading Doors:
Grade (1) 12' x 14'

Sump Drain:
Yes

Fibre Internet:
Yes

Heating:
HVAC, Forced Air

Ceiling Height:
20' clear

SALE PRICE: \$3,000,000

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AERIAL

LOCATION

- Close to amenities: grocery, fuel, restaurants and shopping in South Edmonton Common
- Quick access to the Anthony Henday (Highway 216) and QEII (Highway 2)
- Near the Edmonton Research Park

