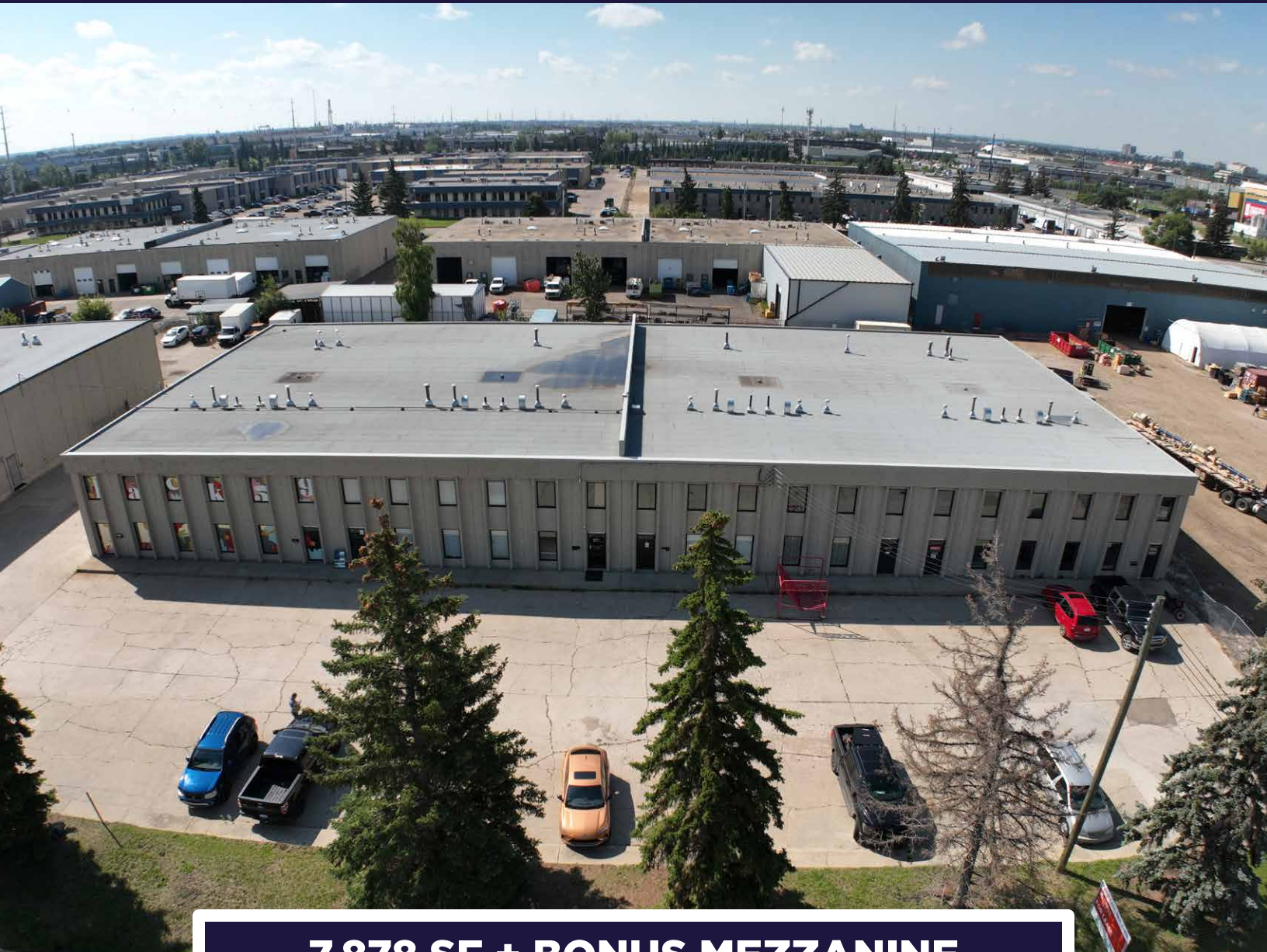


EDMONTON SOUTHSIDE INDUSTRIAL BAYS

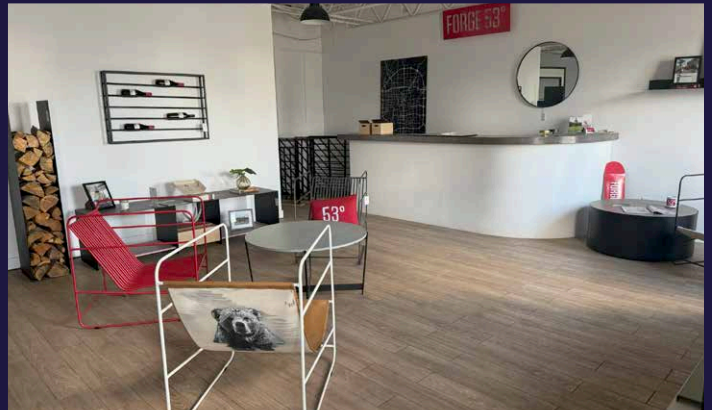
9813 - 47 Ave, Edmonton, AB



7,878 SF + BONUS MEZZANINE

PROPERTY DETAILS

Located in the Paspaschase Industrial area, this 7,878 SF industrial space at 9813_15_17 47 Avenue, Edmonton offers three connected bays, each 26' wide by 101' deep, with a 1,950 SF bonus mezzanine. Zoned IM (Medium Industrial), the property features 20' ceiling height, two city loading dock doors, one grade-level loading door, and 400-amp, 3-phase power (to be confirmed by Tenant). The building is equipped with T5HO lighting and benefits from full municipal services and scramble parking. Operating costs are estimated at \$7.04/SF (2024), inclusive of taxes, insurance, and common area maintenance. Availability is negotiable.



PROPERTY HIGHLIGHTS

Municipal Address:	9813_15_17 47 Avenue, Edmonton, AB
Legal Description:	Plan 7721481 Blk 6 Lot 4
Neighbourhood:	Paspaschase
Zoning:	IM - Medium
Areas available:	7,878 SF +
Bonus Mezzanine:	1,950 SF +
Bay Sizes:	26' wide by 101' deep (3 connected bays)
Ceiling Height:	20'
Loading:	2 City Dock Loading and 1 Grade Loading

Power:	400 amp, 3 phase (to be confirmed by Tenant)
Lighting:	T5HO
Operating Costs:	\$7.04/SF/annum (2024) - includes Tenant's proportionate share of property taxes, building insurance, common area maintenance and management fees.
Parking Area:	Scramble
Available:	Negotiable

AERIAL VIEW



KEEP IN TOUCH

