

EDMONTON SOUTHSIDE INDUSTRIAL BAYS

9813 - 47 Ave, Edmonton, AB



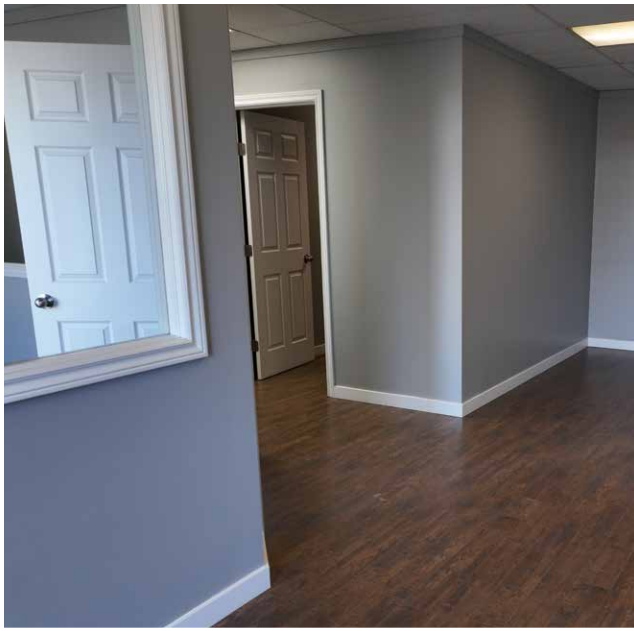
7,878 SF + BONUS MEZZANINE (1,950 SF)



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 120/240 volts, 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. Available immediately.





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: Immediately

AERIAL VIEW

