

FOR SALE/LEASE



PRICE REDUCED



22,198 SF ON 2.02 ACRES

INDUSTRIAL MANUFACTURING BUILDING

4503 93 STREET NW, EDMONTON, AB

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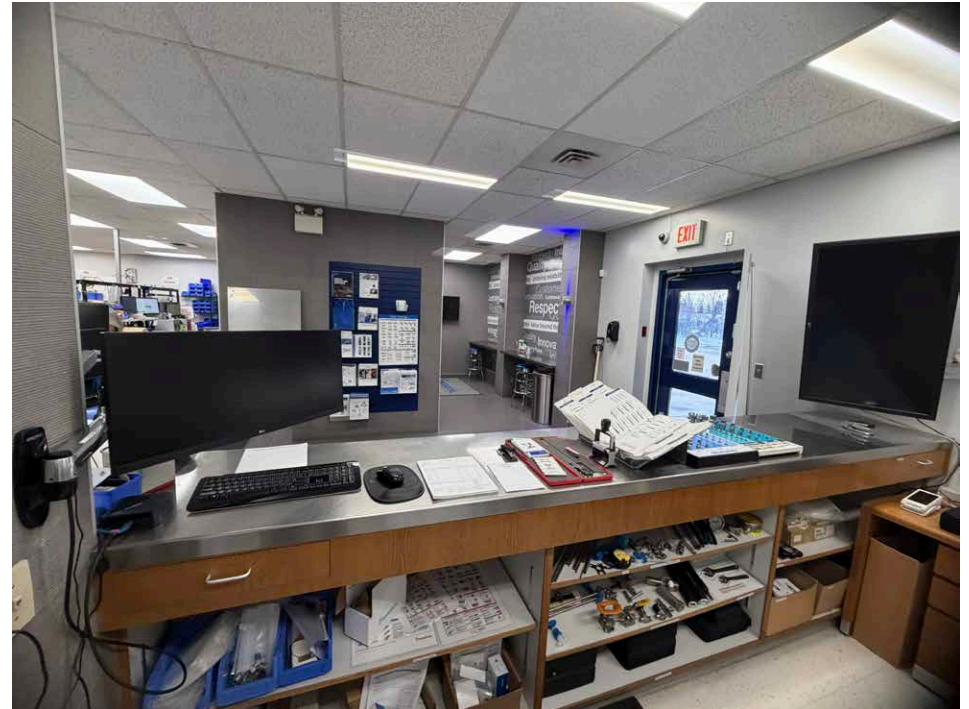
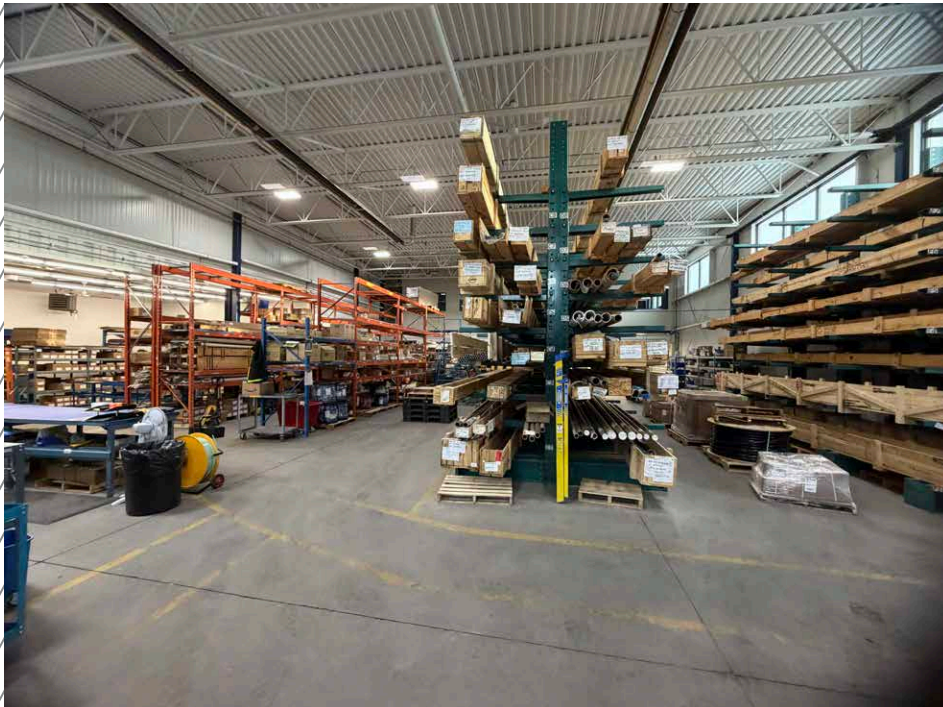
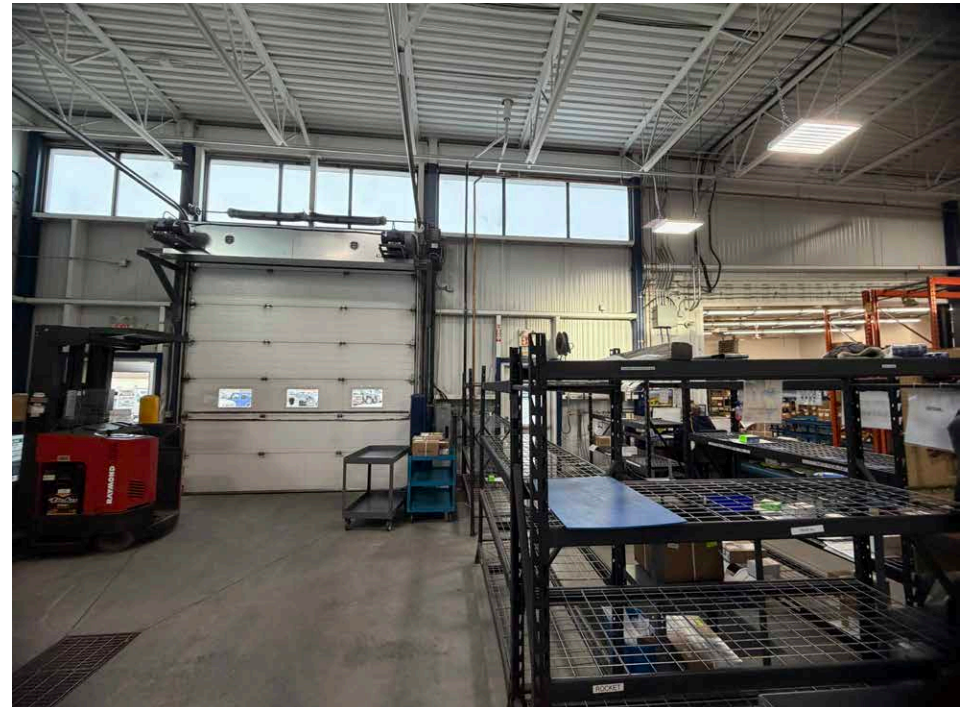
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PROPERTY HIGHLIGHTS

- Two buildings totaling 22,198 SF comprised of:
 - 18,948 SF Main Office/Warehouse Building
 - 3,750 Heated Storage/Warehouse Building
- Fenced asphalt yard
- Excellent proximity to Whitemud Drive
- Grade loading including one washbay
- Ideal for manufacturing or small parts distribution



PROPERTY DETAILS

Municipal Address: 4503 93 Street NW, Edmonton, AB

Zoning: BE - Business Employment

Legal Description: Plan 8022997 Blk 5 Lot 33

Land Size: 2.02 Acres

Main Office/Warehouse Building:
 4,770 SF Main Floor Office
 888 SF Office Mezzanine
 6,500 SF Warehouse
 6,790 SF Parts Area
 (Includes 900 SF Wash bay)
 18,948 SF Total

Heated Storage Warehouse:
 3,750 SF
Total: 22,198

Building Age: 1985 with warehouse addition in 2004 and additional warehouse added in 2007

Clear Height: 18' each building (TBC)

Main Building:
 (1) 24' x 14' grade door
 (1) 12' x 12' grade door
 (1) 10' x 12' grade door
 (2) Drive-thru 12' x 14' grade doors
Second Building:
 (1) 24' x 14' grade door
 (1) 10' x 10' grade door

Power: 120/208 Volt, 400 Amp, 3 Phase, 4 Wire

Lighting: TBC

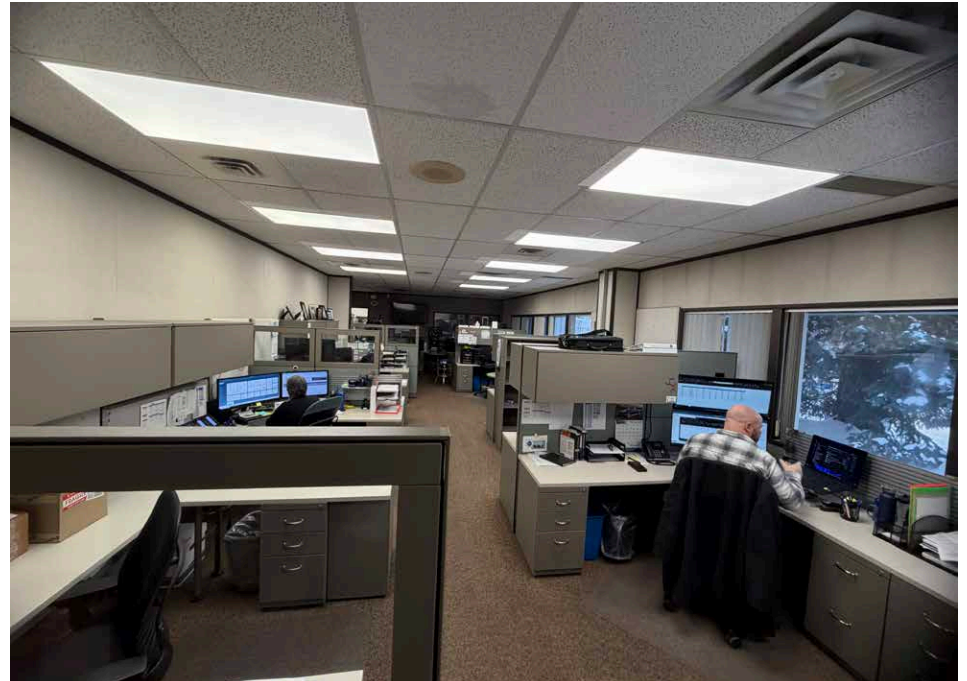
Sumps: Trench sump in main building

Taxes: \$117,489.55 (2026)

Owner/User Availability: February 2027

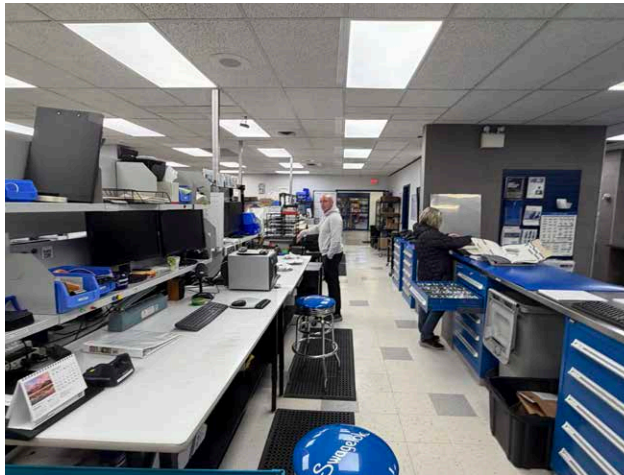
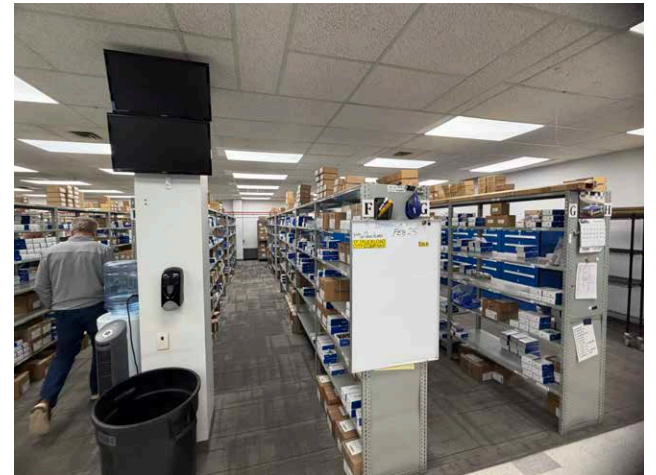
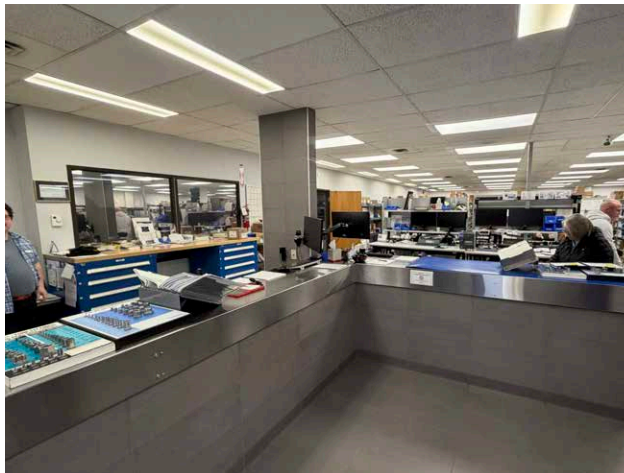
Lease Rate: \$15.00 per SF

Reduced Sale Price: ~~\$4,750,000~~ \$4,500,000

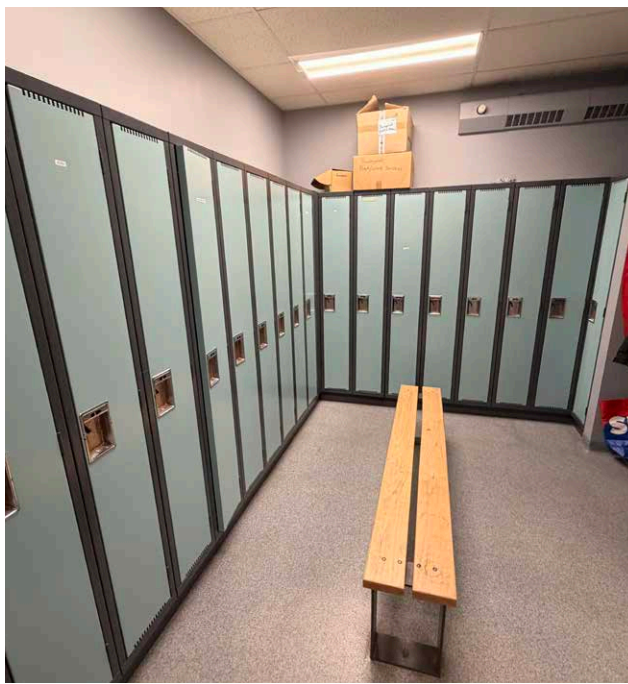
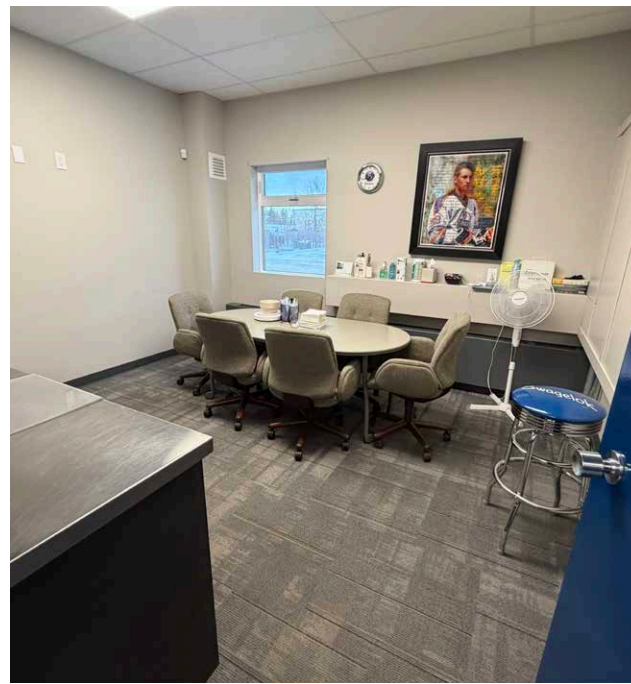
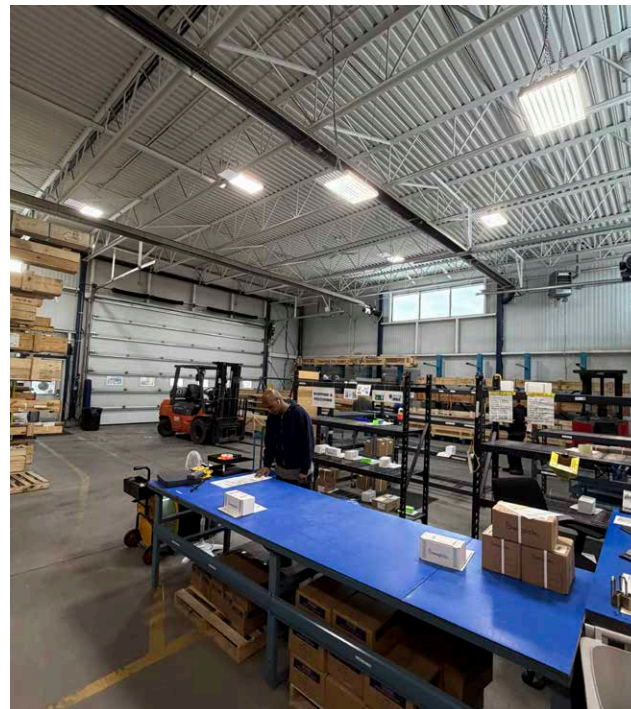


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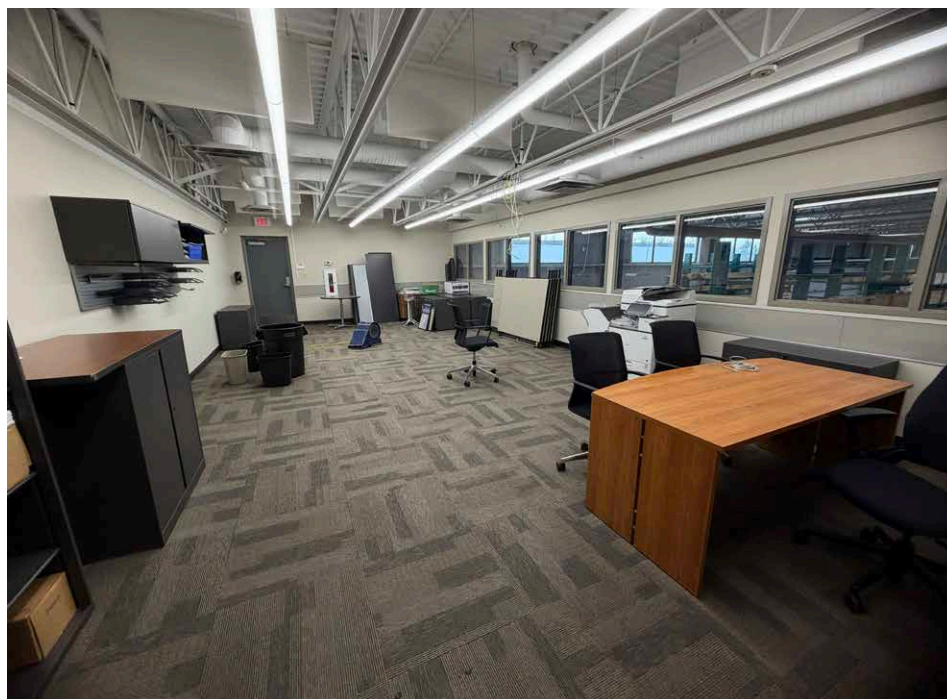
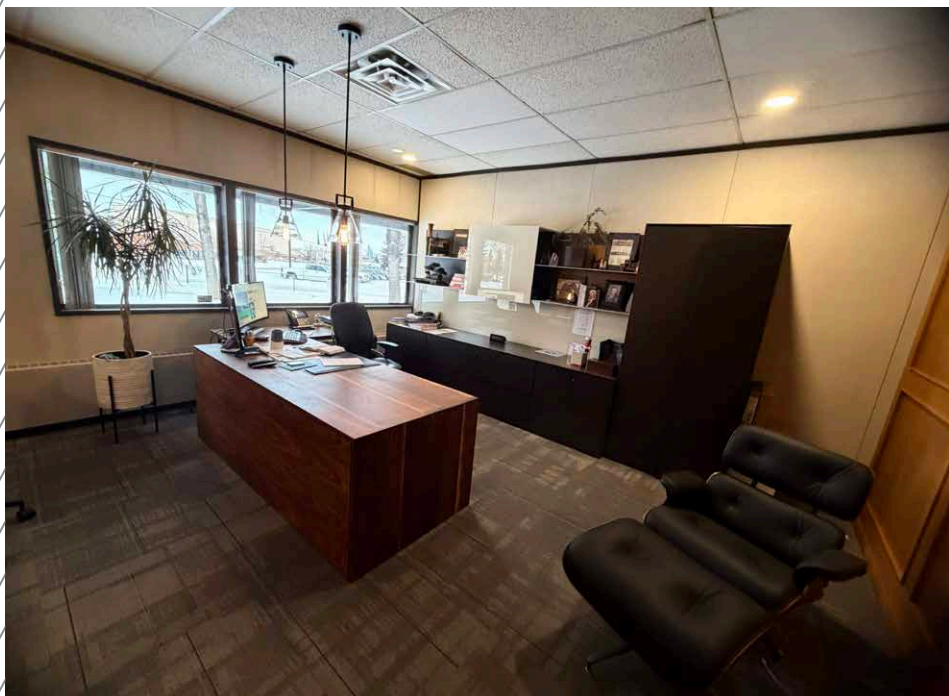
PROPERTY PHOTOS



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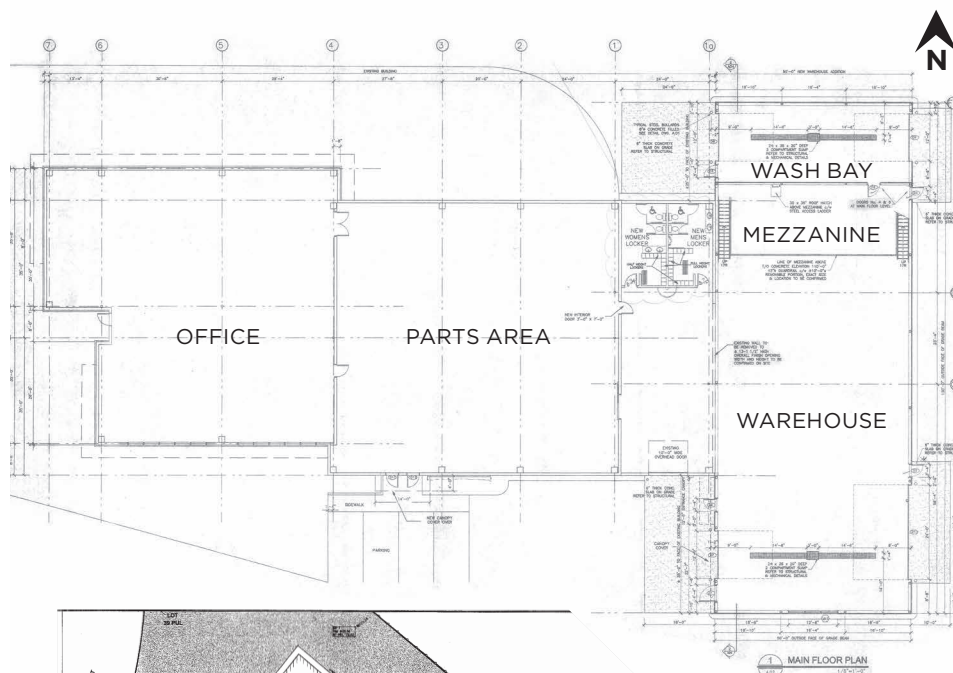
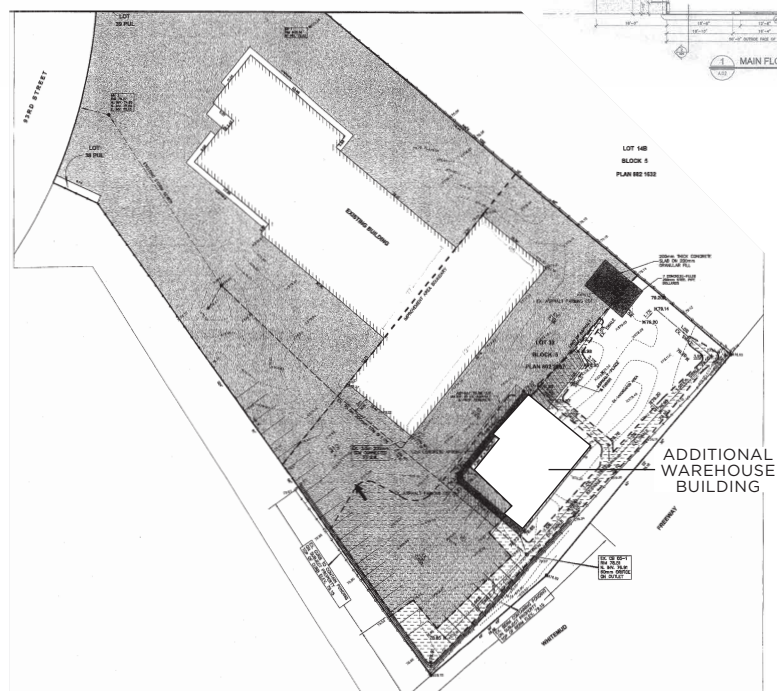
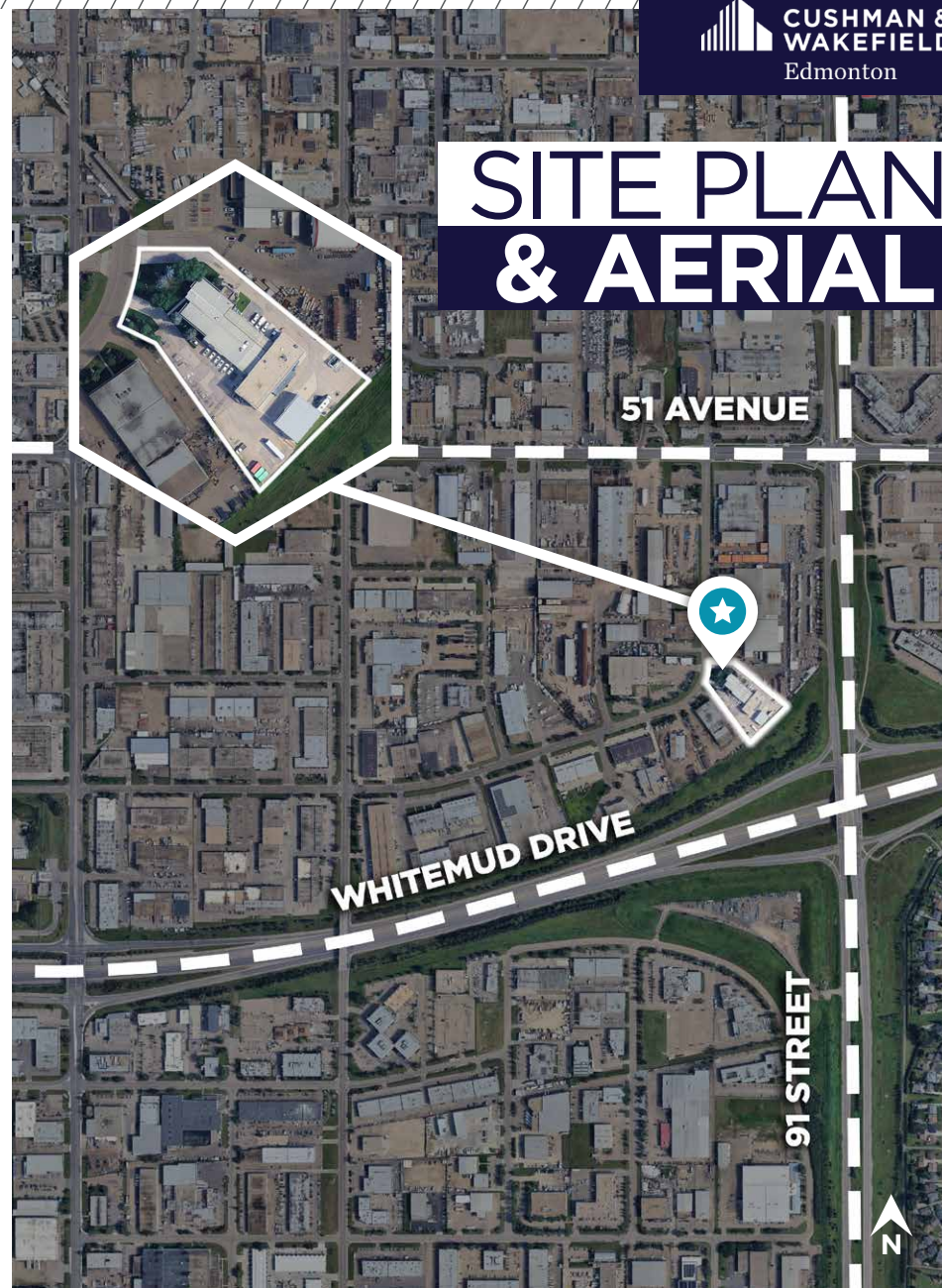


PROPERTY PHOTOS





SITE PLAN & AERIAL



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