

**FOR SALE**

**22,198 SF ON 2.02 ACRES**

**CUSHMAN &  
WAKEFIELD**  
Edmonton



# INDUSTRIAL MANUFACTURING BUILDING

**4503 93 STREET NW, EDMONTON, AB**

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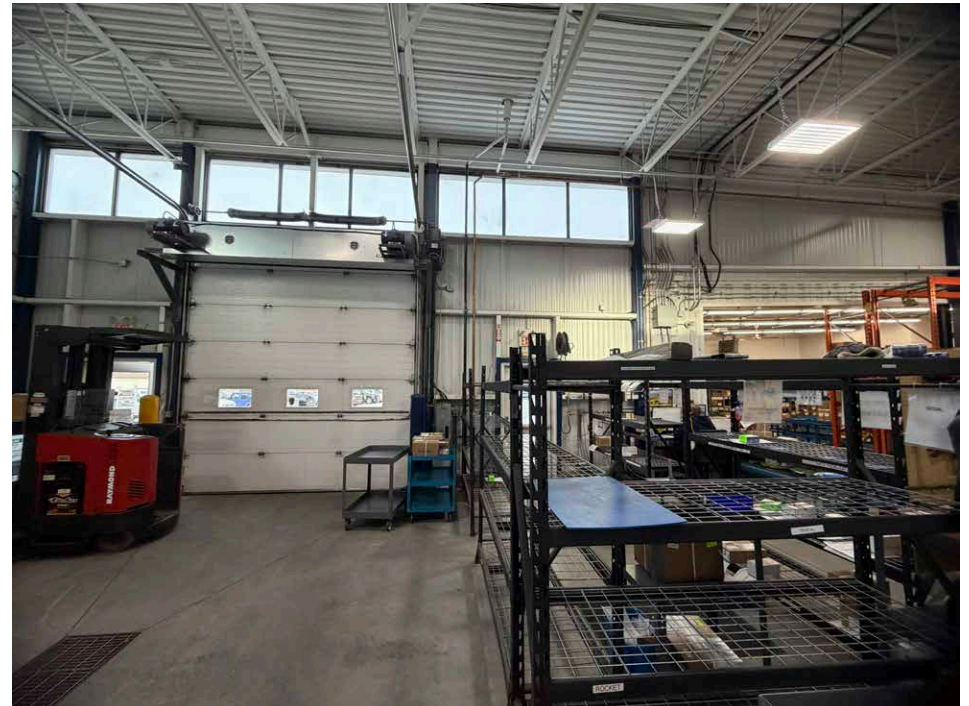
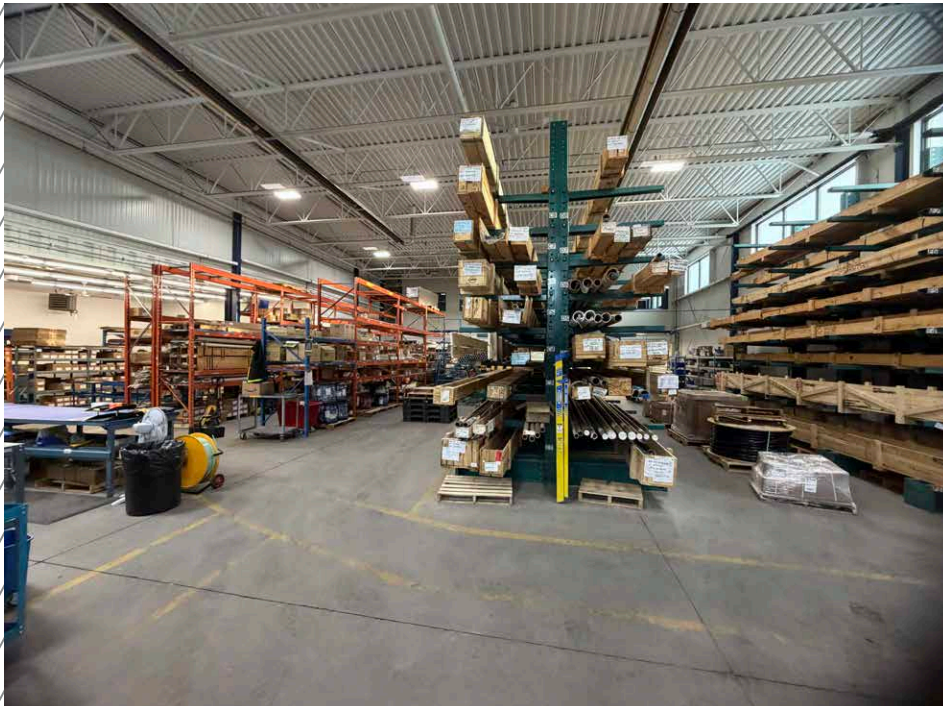
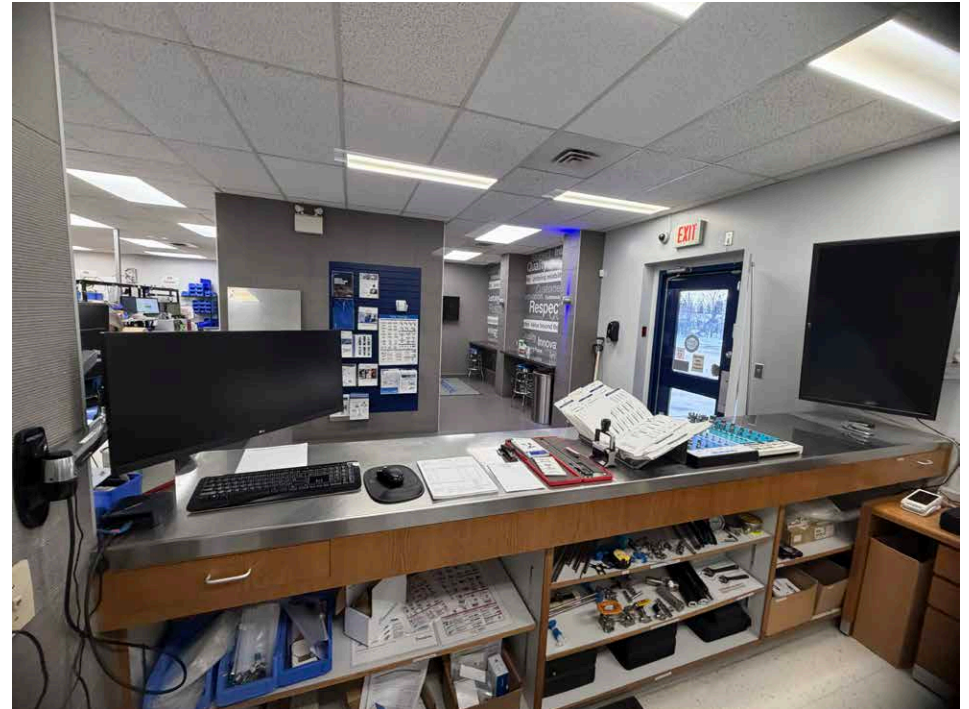
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**Nicole Stewart**  
Team Coordinator, Unlicensed  
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# PROPERTY HIGHLIGHTS

- Two buildings totaling 22,198 SF comprised of:
  - 18,948 SF Main Office/Warehouse Building
  - 3,250 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

13,290 SF Warehouse

Building Size: (Includes 900 SF Wash bay)  
18,948 SF Total

**Heated Storage Warehouse:**

3,250 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

Loading Doors: (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

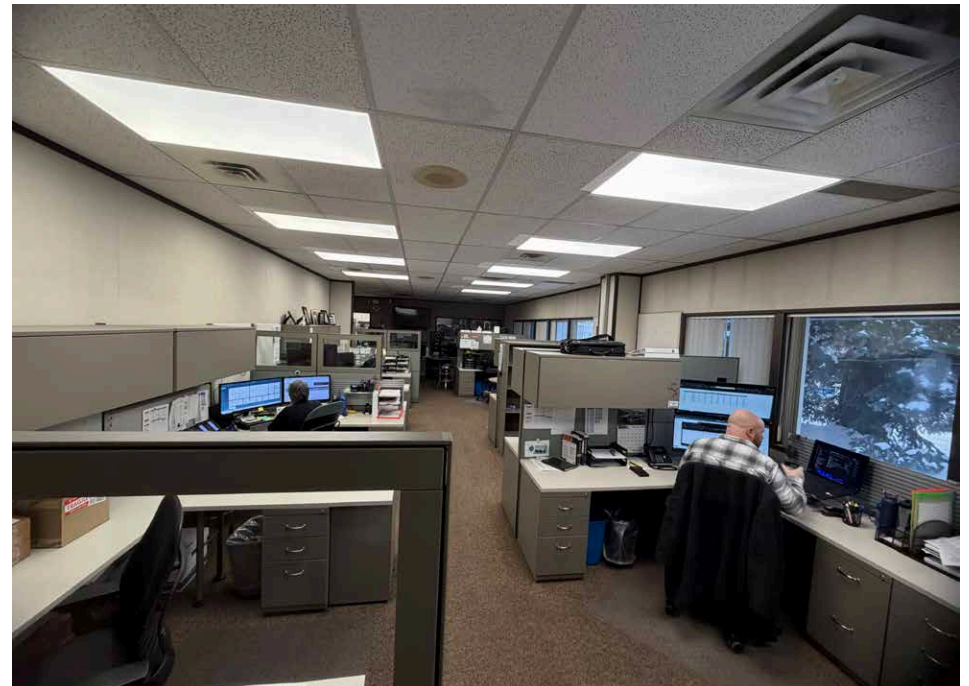
Lighting: TBC

Sumps: Trench sump in main building

Taxes: \$97,695.26 (2025)

Owner/User Availability: February 2027

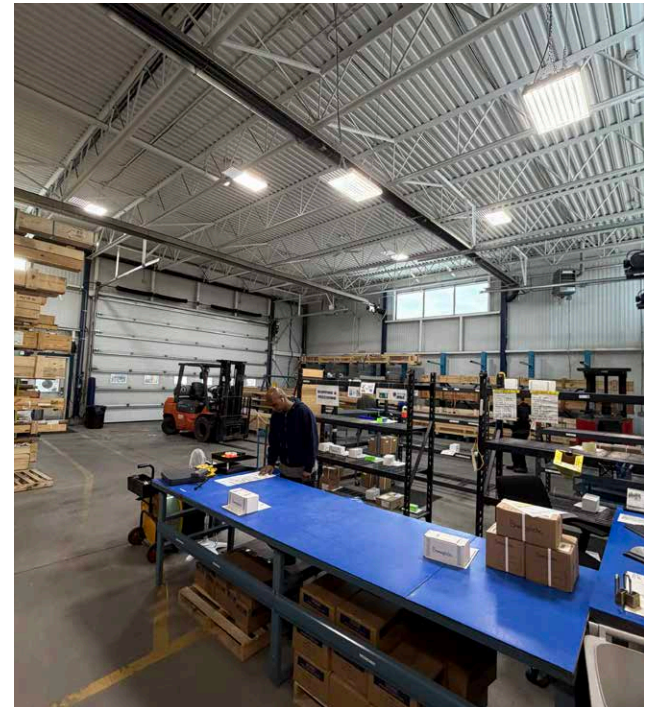
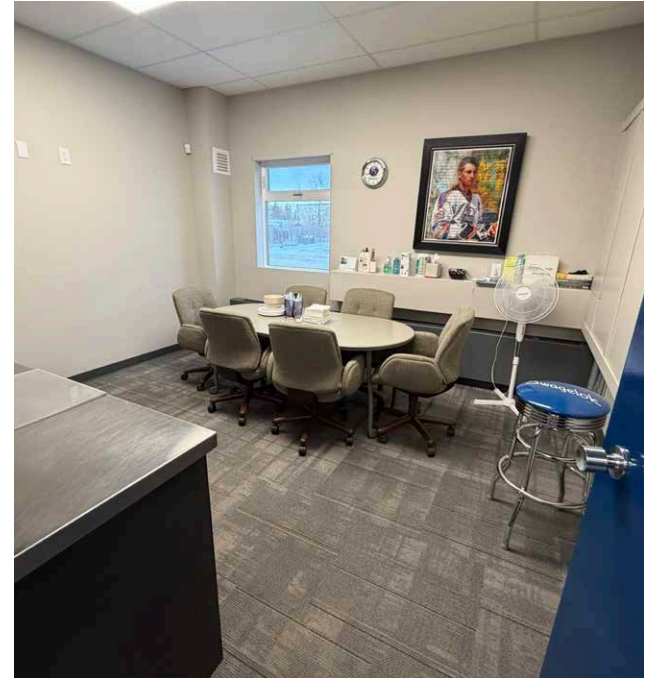
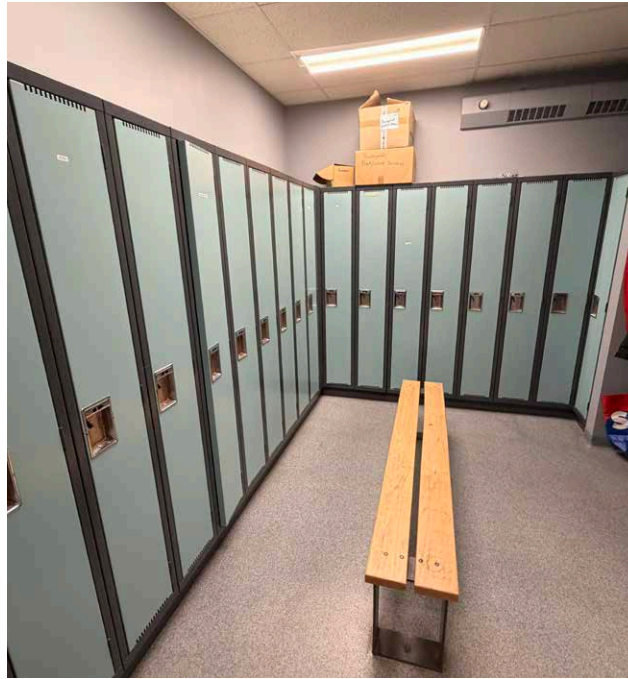
Sale Price: \$4,750,000



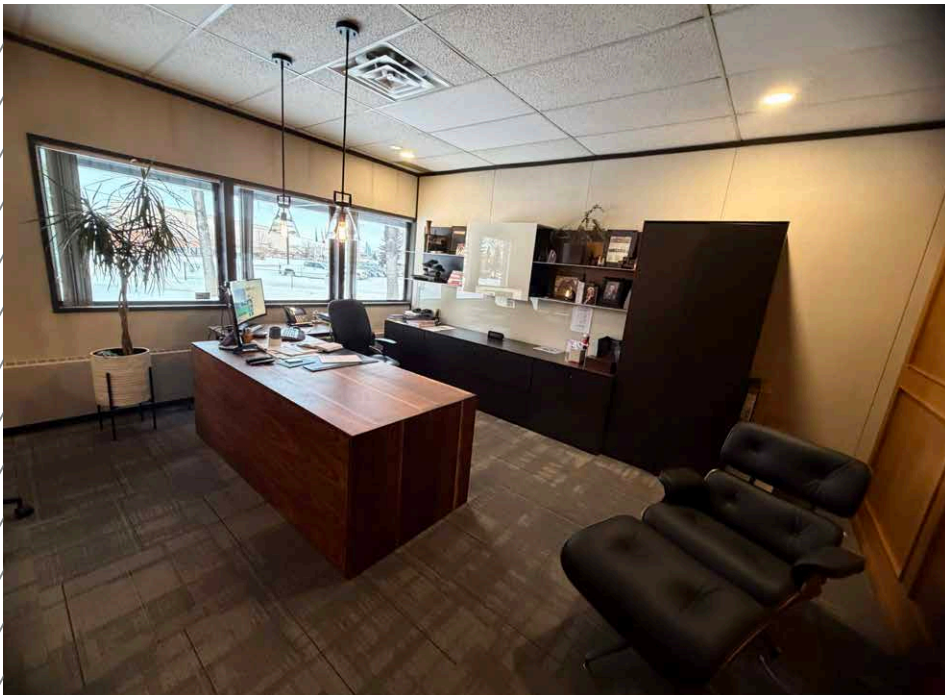
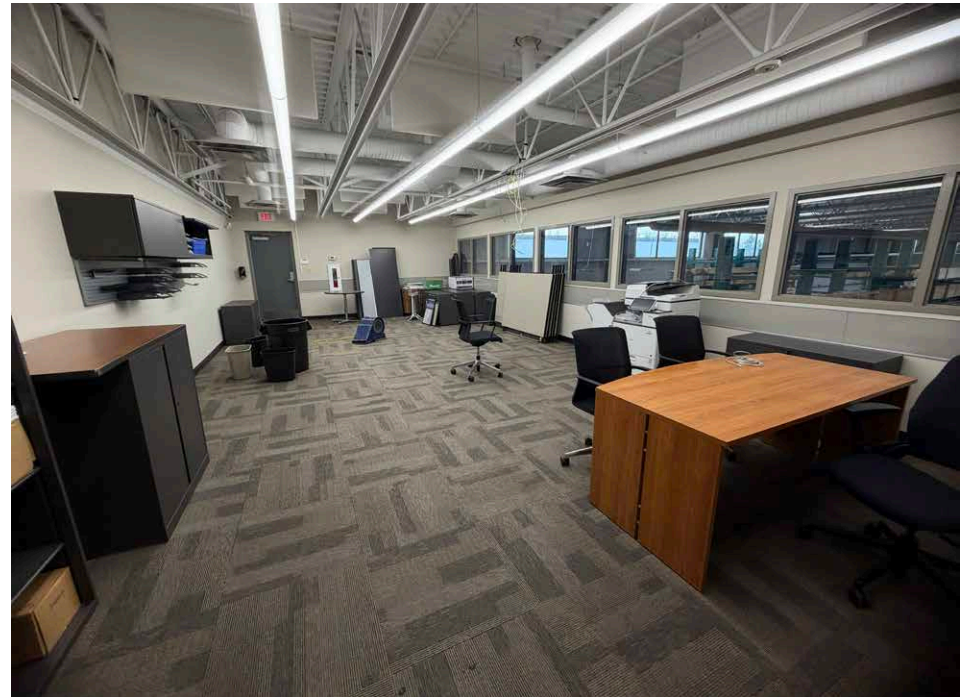
# PROPERTY PHOTOS



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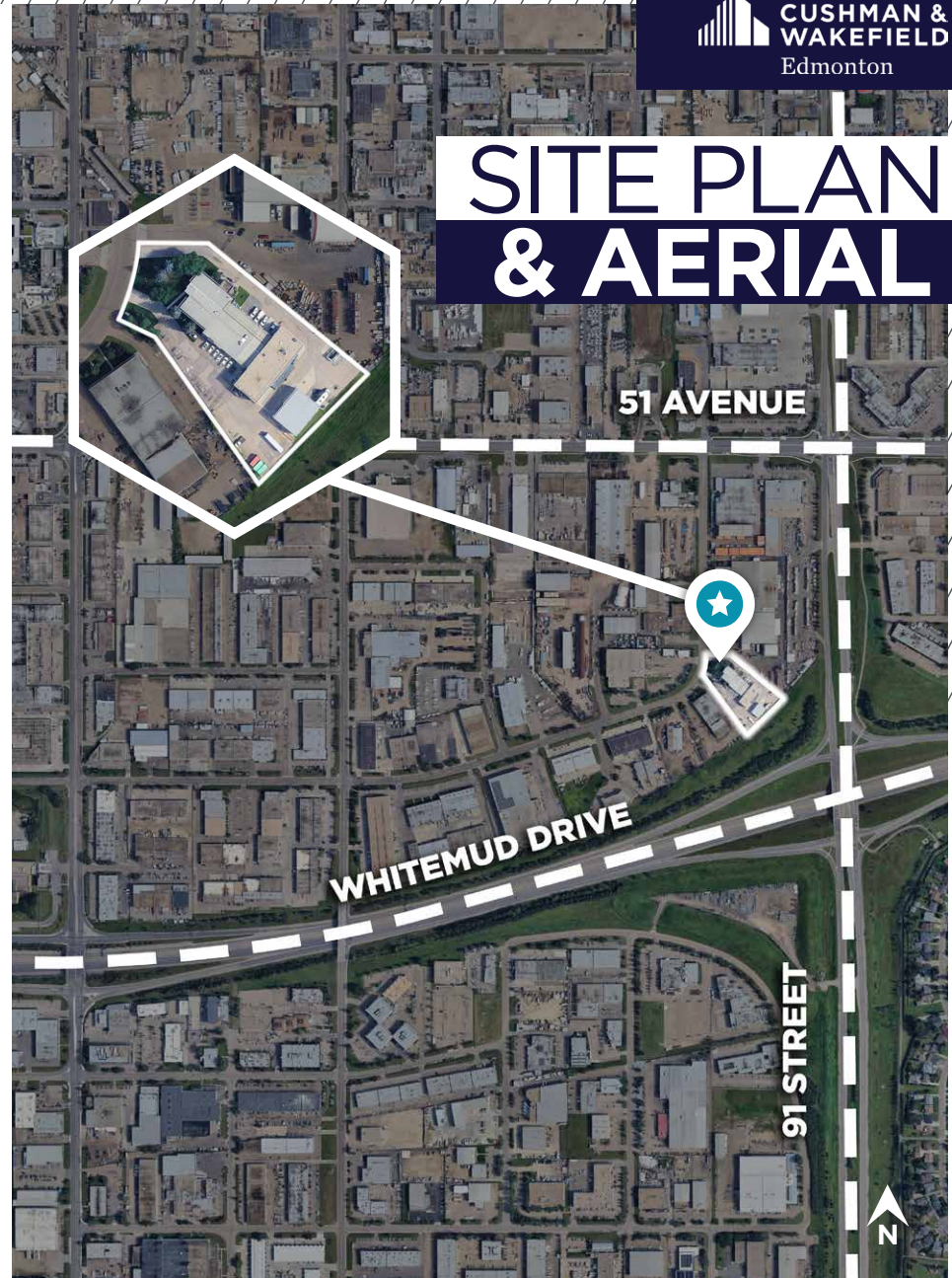
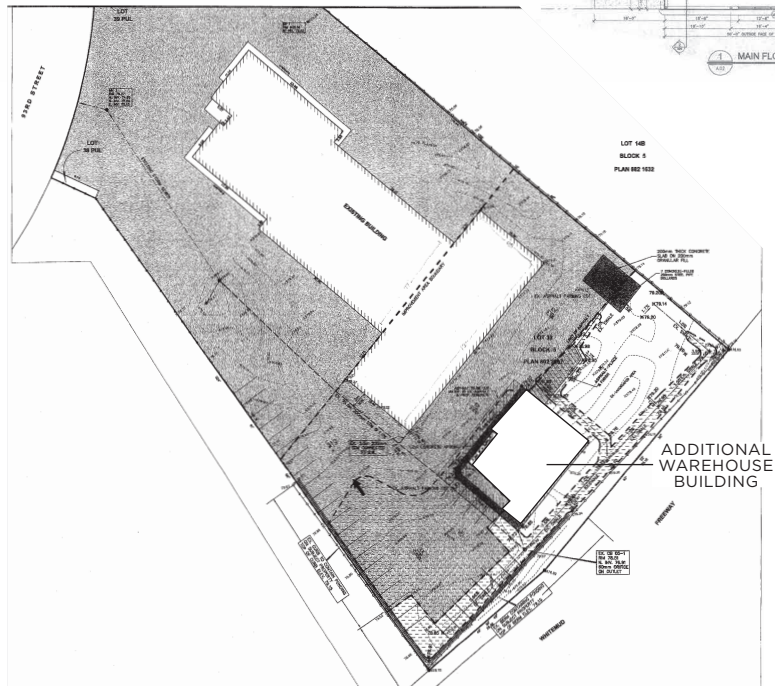
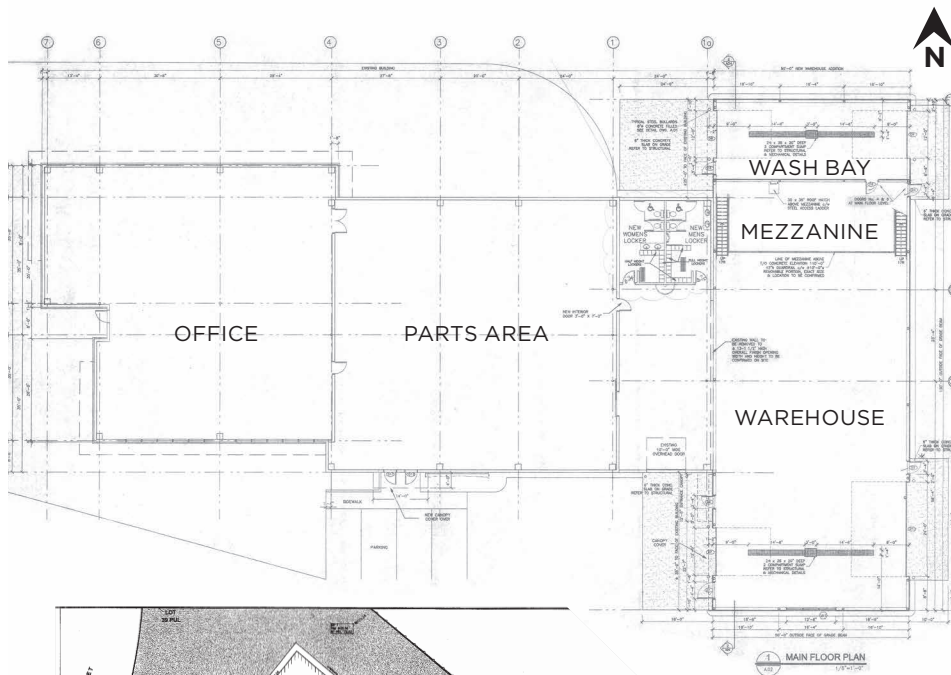


# PROPERTY PHOTOS





# SITE PLAN & AERIAL



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