

INVESTMENT OPPORTUNITY WITH FUTURE OWNER/USER FLEXIBILITY

 **CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE

9550 & 9508 45 AVENUE EDMONTON, AB

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19,675 SF FULLY LEASED

**31,237 SF DOCK & GRADE
OWNER/USER BUILDING**

**CUSHMAN & WAKEFIELD
Edmonton**
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedmonton.com

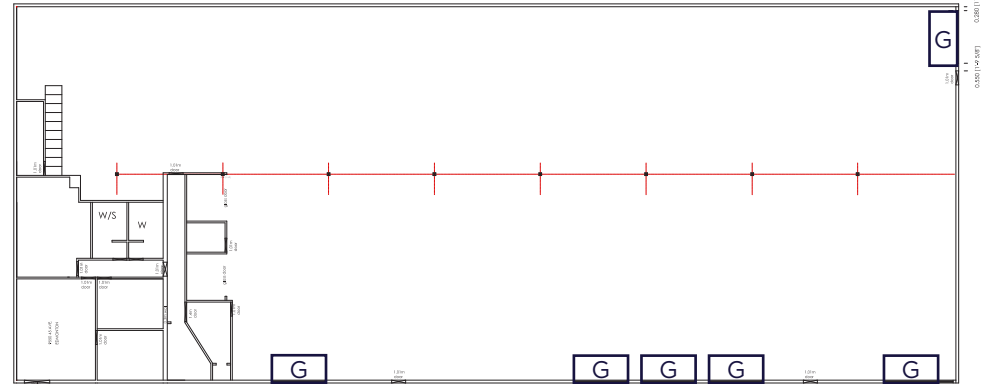
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BUILDING A 9550 45 AVENUE EDMONTON AB



Property Details

Municipal Address	9550 45 Avenue, Edmonton
Legal Description	Plan 8023193 Block 4 Lot 13A
Zoning	IM - Medium Industrial
Building Size	2,287 SF - Office 17,388 SF - Warehouse ±19,675 SF - Total
Site Size	1.21
Year Built	1980
Loading	(6) 12x16 Grade Loading
Availability	100% Leased
Additional	• Make up air • LED lighting • Fibre Internet • Drainage • Sprinklered
Property Taxes	\$84,096.69 (2026)
Lease Details	Inquire with agent



BUILDING A | ±19,675 SF

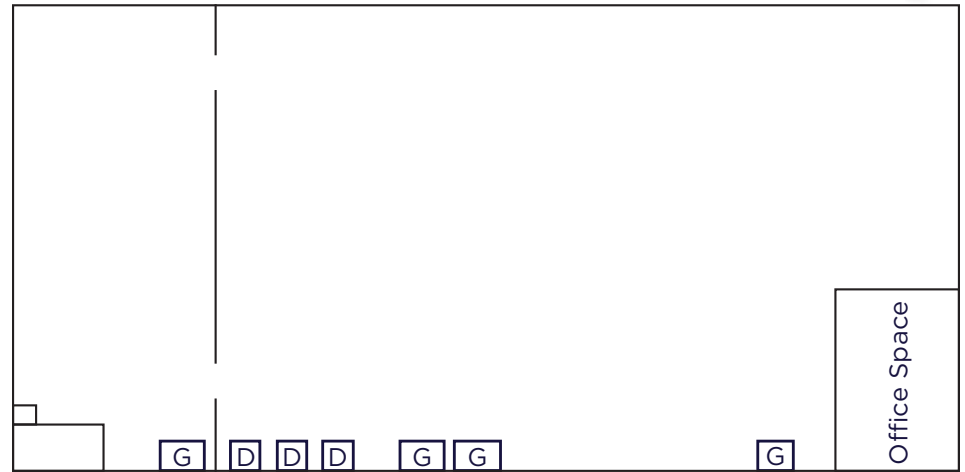


BUILDING B 9508 45 AVENUE

EDMONTON AB

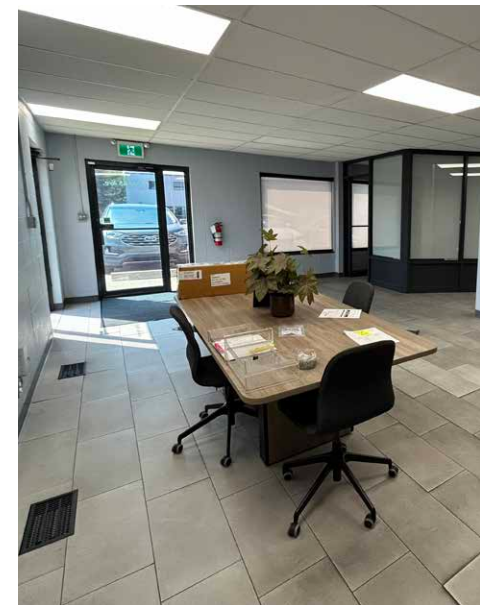
Property Details

Municipal Address	9508 45 Avenue, Edmonton
Legal Description	Plan 8023193 Block 4 Lot 13B
Zoning	IM – Medium Industrial
Building Size	1,526 SF - Office 29,701 SF - Warehouse ±31,237 SF - Total
Site Size	1.21 Acres
Year Built	1985/2006
Loading	(3) 8x10 Dock (1) 10x10 Grade (1) 12x12 Grade (1) 12x10 Grade (1) 12x14 Grade
Availability	Available in 18 months
Additional	• (2) Sump drains • Fibre internet • LED lighting • Ceiling height 22' under truss • Forced air & radiant tube heating • Sprinklered
Property Taxes	\$112,470.38 (2026)
Lease Details	Inquire with agent



*Potential to demise a 6,600 SF bay with grade loading

BUILDING B | ±31,237 SF



9550 & 9508 45 AVENUE EDMONTON AB

SALE PRICE: \$8,950,000

Recent upgrades to the building include:

- Catch basin repair
- Parking lot asphalt replacement
- Office renovations
- Loading door replacement
- Lighting upgrade to LED
- Interior and exterior repainting

THE OPPORTUNITY

This sale is an opportunity to purchase an investment property (Building A), with stable income and place your owner/user business in a 31,237 SF dock & grade loading (Building B).

FOR MORE INFORMATION, CONTACT:

Detailed financial information, lease documentation, and due diligence materials are available to qualified purchasers upon execution of a Confidentiality Agreement

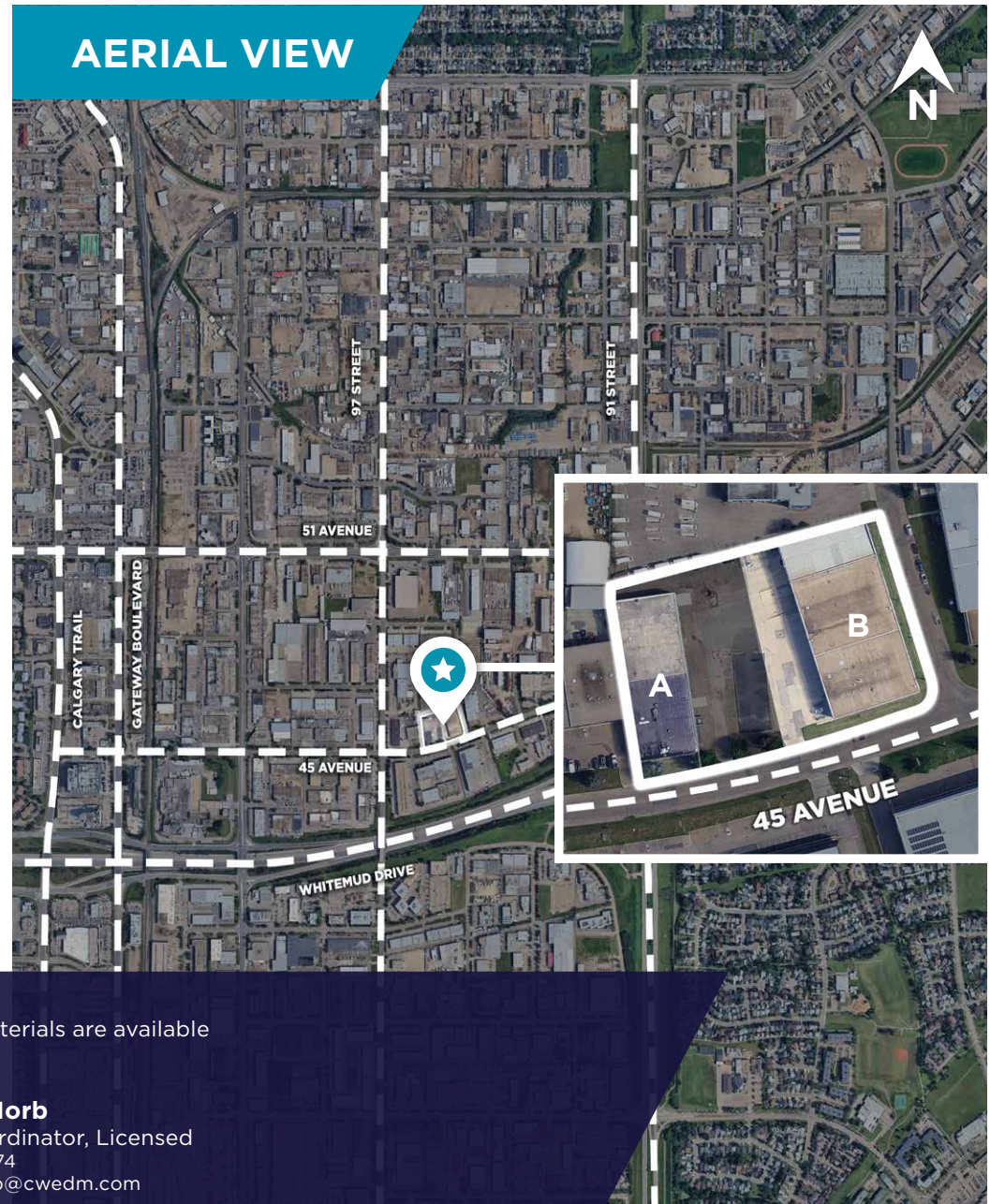
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