

4409 94 St NW, Edmonton, AB

Lower Level Exterior Area 1705.11 sq ft
Interior Area 1646.50 sq ft



PREPARED: 2026/03/10



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Edmonton Alberta

\$12

Prime Turn-Key Office & Light Industrial Facility - 4409-4411 94 Street NW, Edmonton, AB. Located in the heart of Papaschase Industrial, this modern commercial property (built 2000) offers an exceptional opportunity for owners or tenants seeking a fully built-out, ready-to-occupy space that seamlessly blends professional offices with functional shop and workshop areas. Zoned BE (Business Employment), the property supports a wide range of permitted uses including business support services, professional offices, creation/production establishments, equipment rentals (enclosed), general industrial uses, and more—making it ideal for engineering firms, contractors, service companies, or light manufacturing operations. Extensively Built-Out Interior Features The interior is thoughtfully designed and professionally finished with the following key spaces: -12 private offices for dedicated workspaces or team rooms-Boardroom and separate meeting room for client presentations and internal collaboration-Lobby/admin area with impressive reception for professional first impressions-Server room for secure IT infrastructure-Work room for specialized tasks or storage-Staff room for employee comfort and breaks-3 washrooms for convenience and compliance-Shop and workshop space with direct access—perfect for light assembly, repairs, equipment staging, or production This flexible layout minimizes fit-out costs and allows immediate occupancy, whether you need a headquarters for professional services or a hybrid office/operations hub. Strategic Location & Site Advantages Excellent connectivity: Quick access to Whitemud Drive (Hwy 14), Calgary Trail (Hwy 2), 99 Street, and other major arterial routes—ideal for commuting, shipping, and client visits. High-visibility industrial park: Situated in a bustling, well-established commercial neighbourhood with diverse businesses and strong transportation...

Listing Presented By:



Originally Listed by:
MaxWell Polaris



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