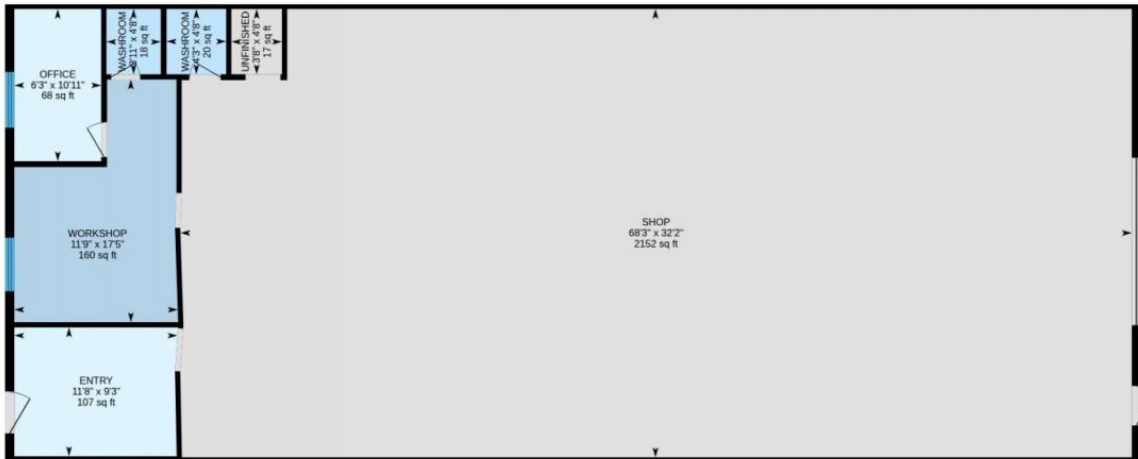


## 4648 82 Ave NW, Edmonton, AB

Main Floor Exterior Area 2725.46 sq ft  
Interior Area 2574.70 sq ft



0 6 12  
ft

PREPARED: 2026/05/16



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

\$460,000

Exceptional rare opportunity for an owner/user or investor in this IM (Medium Industrial) zoned condo warehouse in Edmonton! This 32 ft x 81.5 ft unit offers 2,575 sq. ft. of interior space with additional potential for future mezzanine development, making it ideal for a wide range of industrial and commercial uses including manufacturing, fabrication, warehouse/distribution, contractor services, automotive-related businesses, and more. The main floor is developed with office space, 2 washrooms, roughed-in shower, storage/lunch area, and a functional clear span warehouse layout. Warehouse features include an 18' clear ceiling height, 14 ft. grade loading overhead door, sump, 225 amp 3-phase electrical service, and 2 heaters for year-round comfort and operation. The complex also offers access to a large fenced common yard area on the west side of the building, providing added convenience for outdoor storage and operational flexibility. Excellent opportunity to secure versatile industrial space in Edmonton with sought-after IM zoning and strong long-term investment potential. Some photos have been virtually staged. (id:6769)

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty



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