



## Edmonton Alberta

\$3,996

Need a turnkey industrial bay with real office infrastructure? This 2,915 sq ft IM-zoned unit -- plus a 715 sq ft walled mezzanine -- checks the boxes for contractors, trades, or service businesses that need both a professional front end and a hardworking shop. Three private offices, reception, kitchenette, two washrooms, and A/C up front. Grade level 12 x 14 overhead door, floor drain, and 208V/100A 3-phase power in the shop. Gated shared yard and 6 assigned stalls on a 1.12-acre site. Available July 1, 2026 as-is, or later if modifications are needed. Can be leased together with the neighbouring unit at 9624 45 Avenue. (id:6769)

Listing Presented By:



Originally Listed by:  
Exp Realty



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