

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



**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.