

SALE/LEASE

**18,702 SF
ON 3.29 ACRES**

**EXTREMELY RARE
OWNER/USER
PROPERTY WITH
LOW SITE COVERAGE**

**9304 39 AVENUE
EDMONTON, AB**

Cushman & Wakefield Edmonton
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PROPERTY HIGHLIGHTS

- Great opportunity for an owner/user to obtain a 18,702 SF building with large partially paved and fully fenced yard in south east Edmonton
- Property was featured in the Alberta Association of Architects "Chronicle of Significant Alberta Architecture" in February 2003, as a significant architectural development still standing in Alberta
- The property has frontage onto 39 Avenue and great proximity to Whitemud Drive to the north

PROPERTY DETAILS

MUNICIPAL ADDRESS

9304 39 Avenue
Edmonton, AB

LEGAL ADDRESS

Plan 1120946 Block 5 Lot 9A

BUILDING TYPE

Office/Warehouse/Shop

ZONING

IB (Business Industrial)

NEIGHBOURHOOD

Strathcona Industrial Park

SITE SIZE

3.29 Acres

BUILDING SIZE

18,702 SF

PROPERTY TAXES (2025)

\$113,442.99

FINANCIAL INFORMATION

SALE PRICE / LEASE RATE

Contact Listing Agent

OPERATING COSTS

NNN



BUILDING PLAN & SPECIFICATIONS

BUILDING SIZE

Main Floor Office 3,264 SF

Second Floor Office 2,657 SF

Shop/Service Area 12,781 SF

Total Size 18,702 SF

3,750 SF wood storage mezzanine
in shop, not included in the GLA

SITE COVERAGE RATIO

11.2%

BUILDING AGE

1998

LOADING

(3) Grade

POWER

120/208 Volt

800 Amp, 3 Phase (TBC)

CEILING HEIGHT

18.5' clear

AVAILABLE

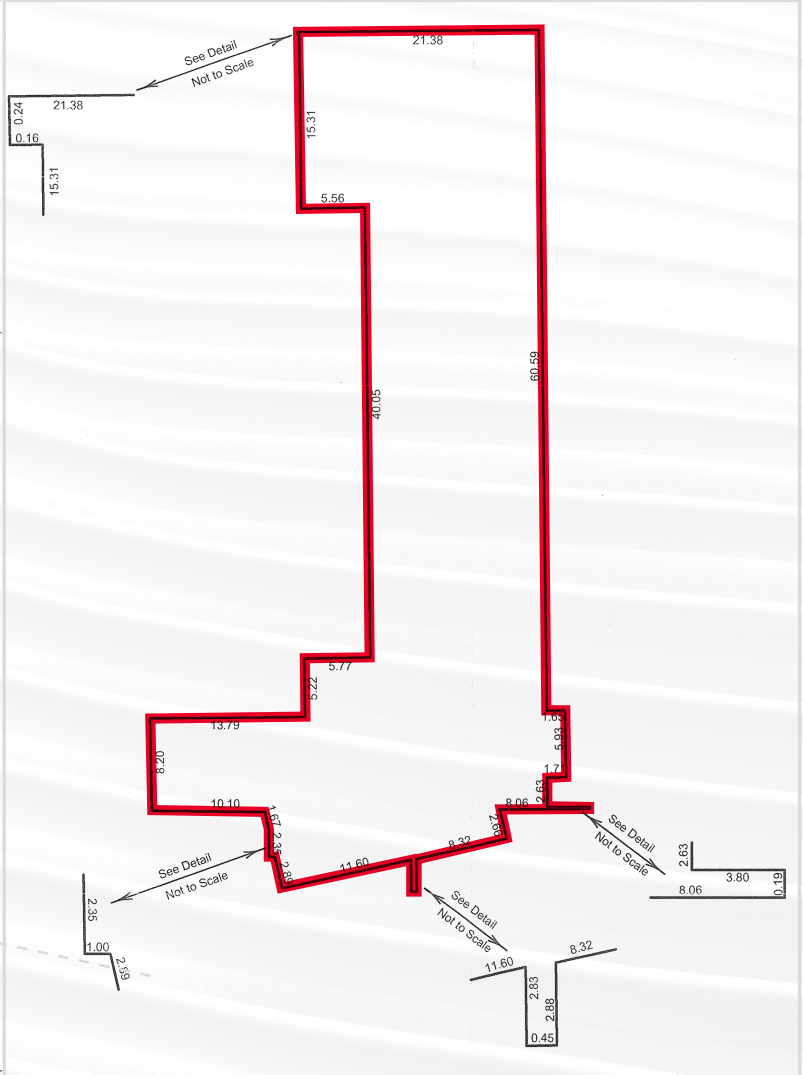
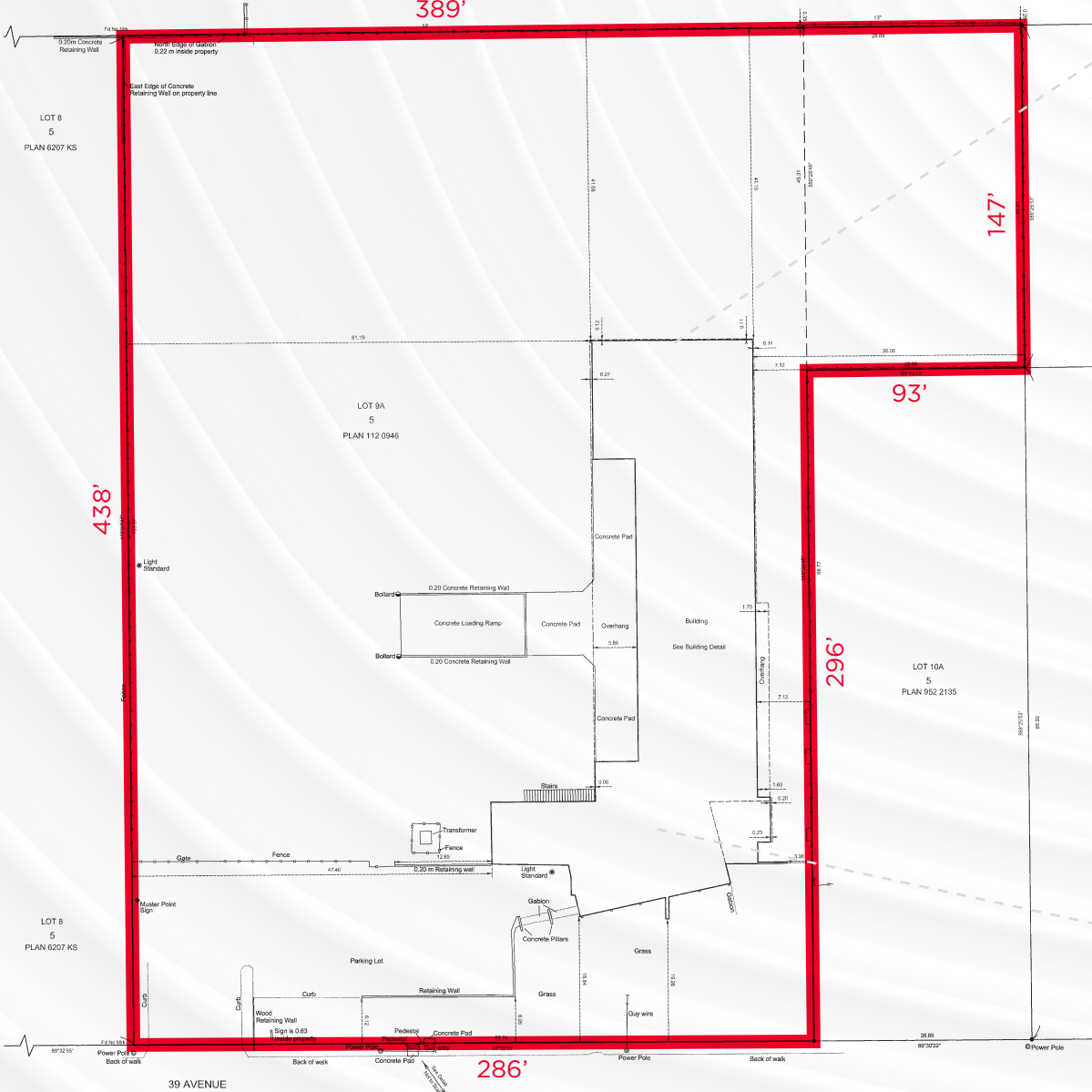
Q2 2020



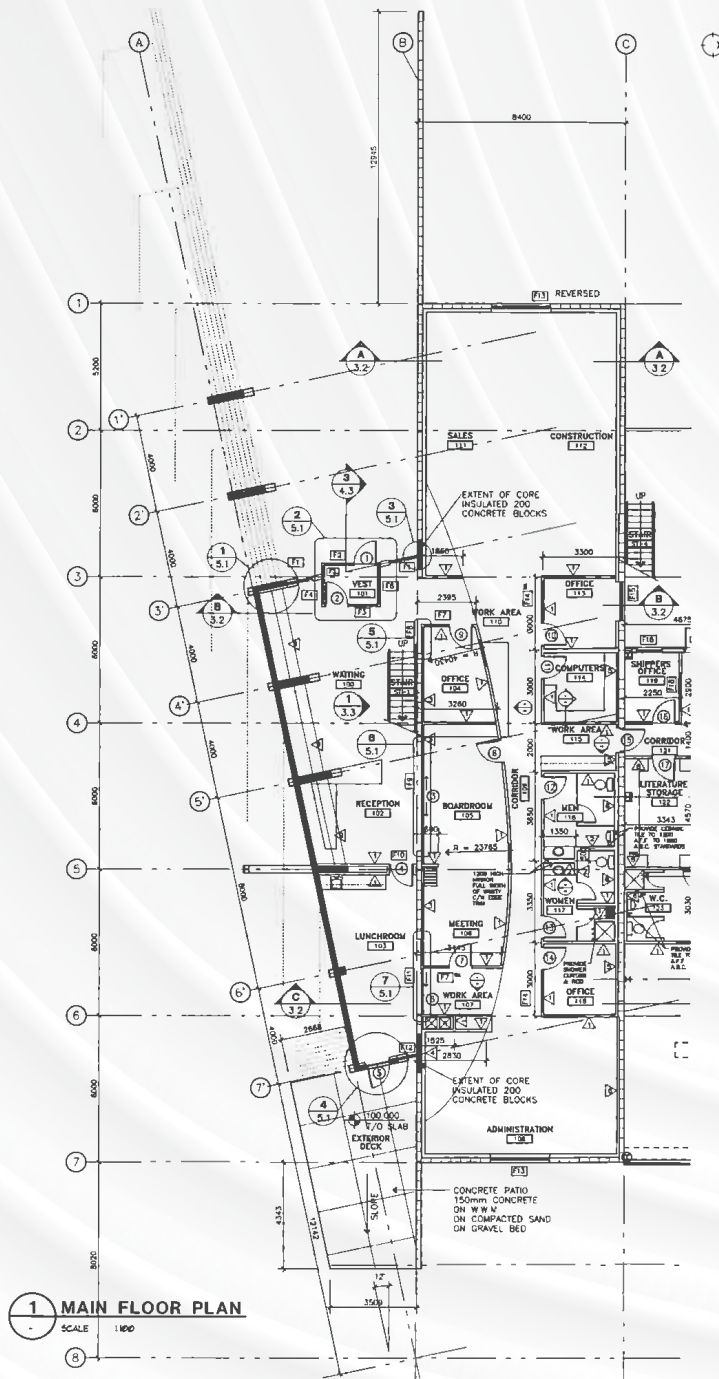
SITE

SITE PLAN

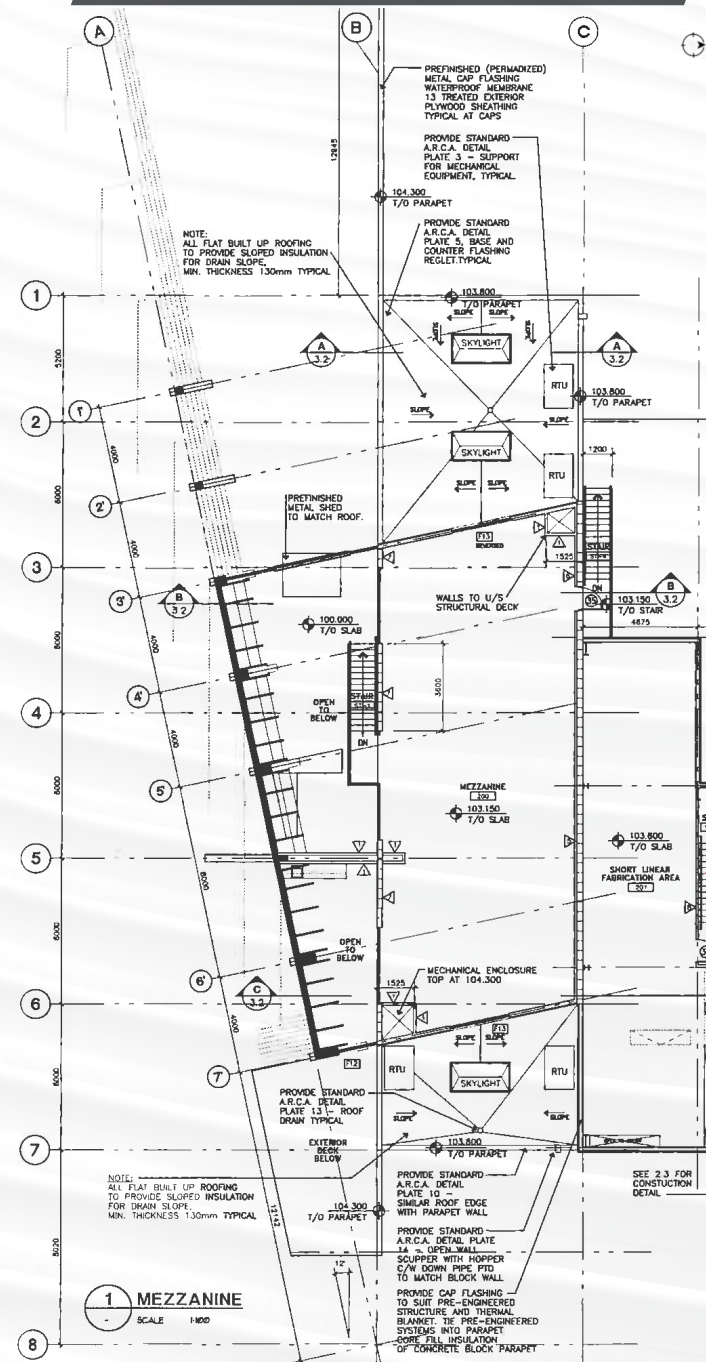
WAREHOUSE PLAN

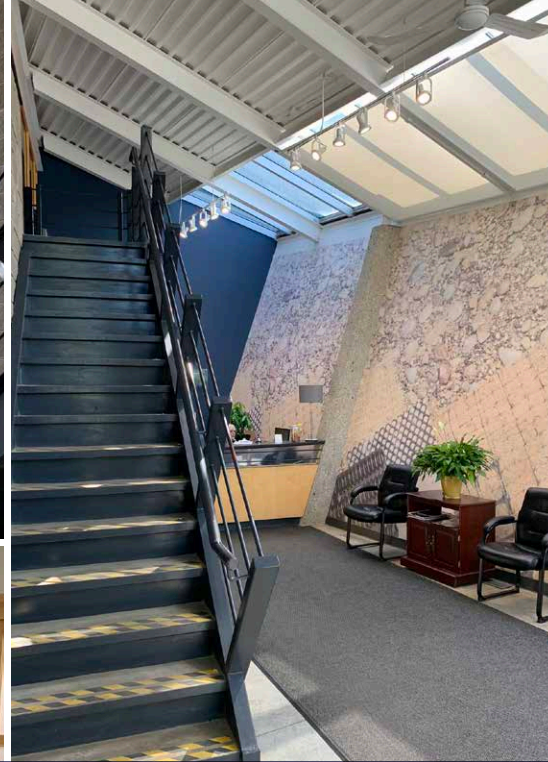


MAIN FLOOR PLAN

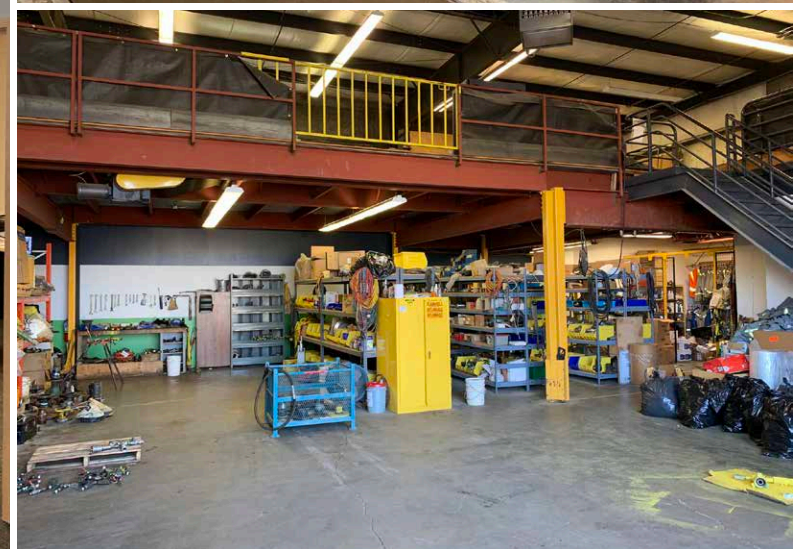
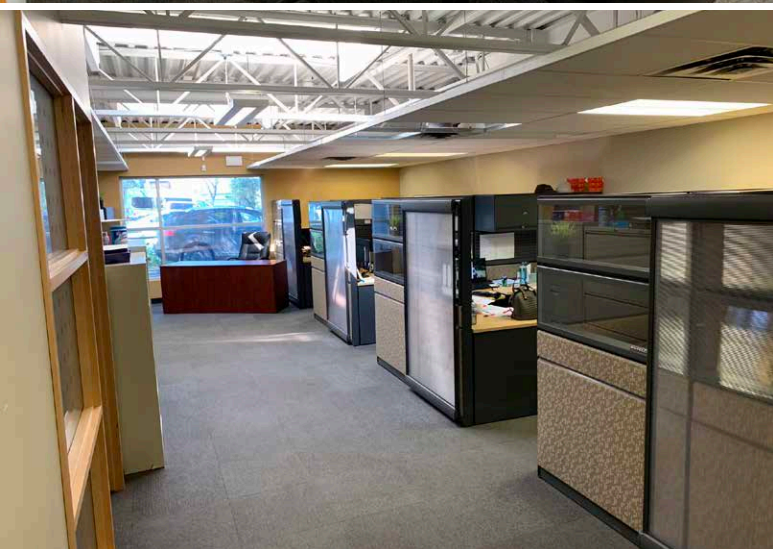
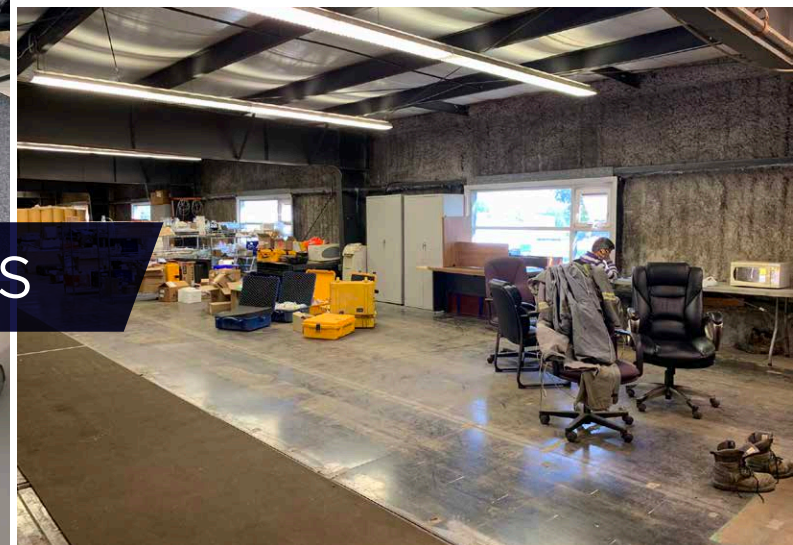


MEZZANINE FLOOR PLAN





PROPERTY PHOTOS





cwedm.com



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Upon the execution of the Vendor's form of confidentiality Agreement ("CA"), qualified prospective Purchasers will be provided with access to additional detailed information.