

**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**  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
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**SITE**

## 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)

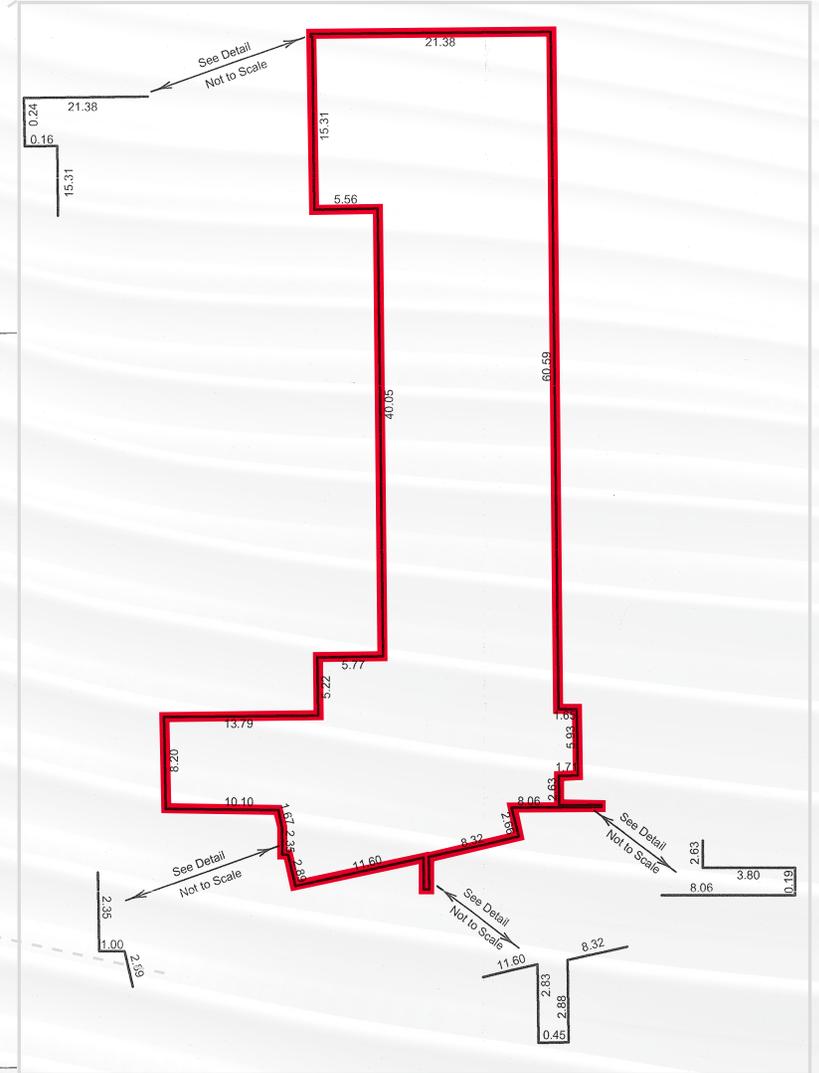
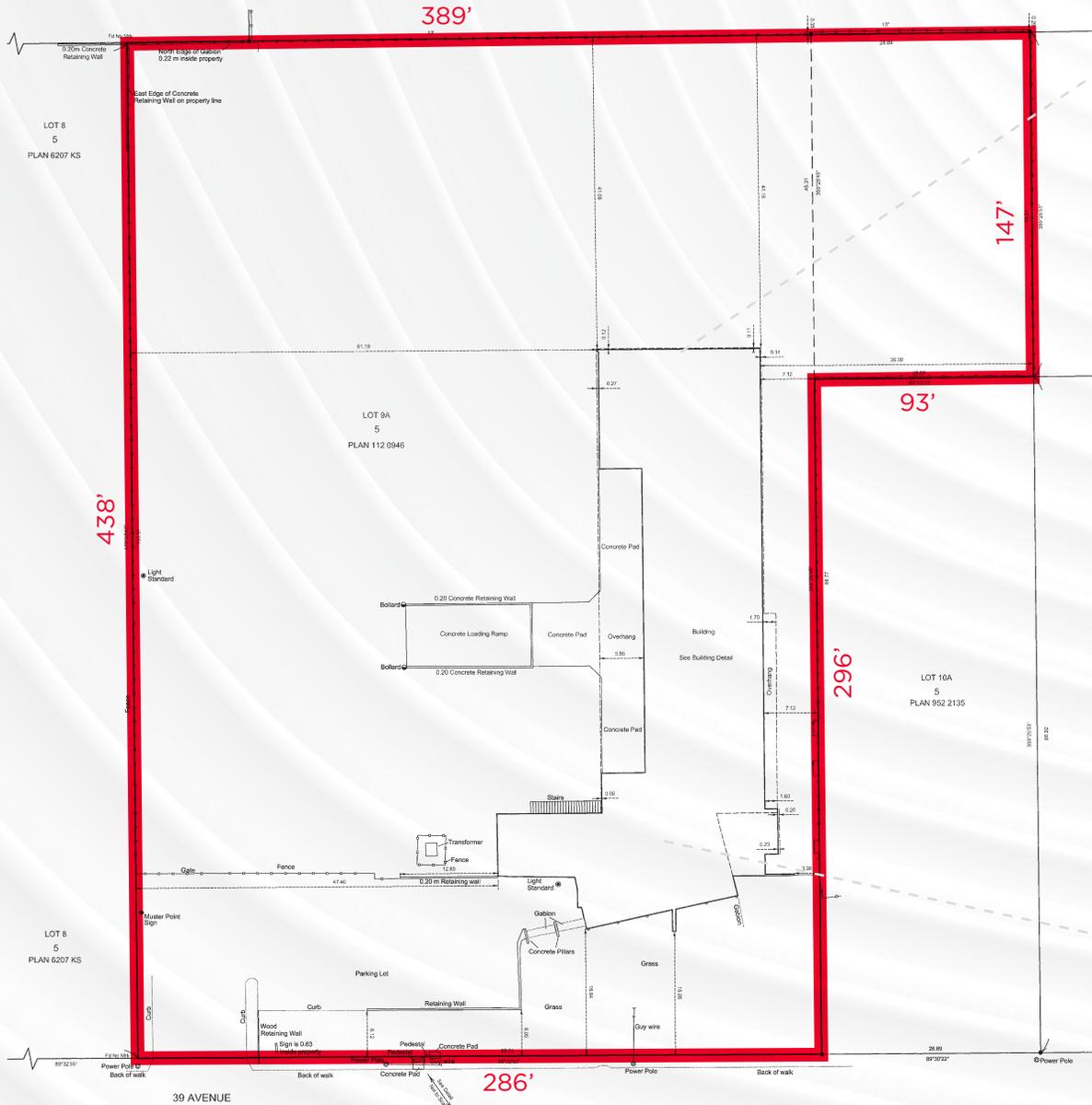
**CEILING HEIGHT**  
18.5' clear

**AVAILABLE**  
Q2 2020

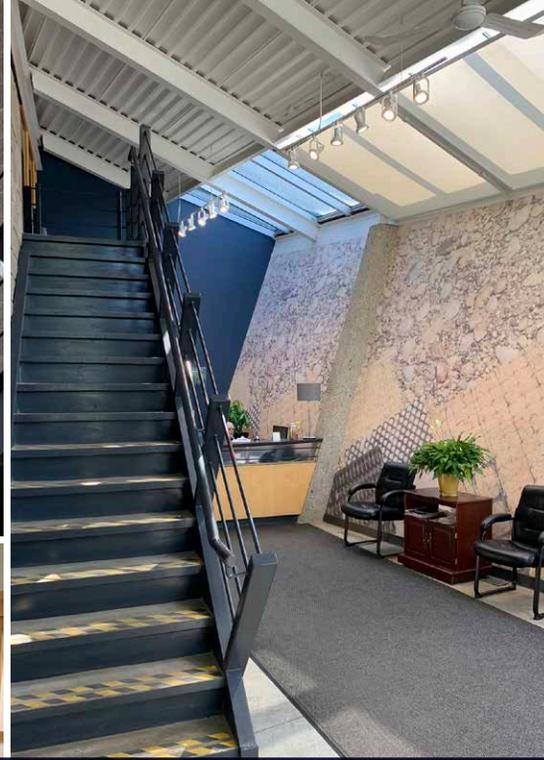


# SITE PLAN

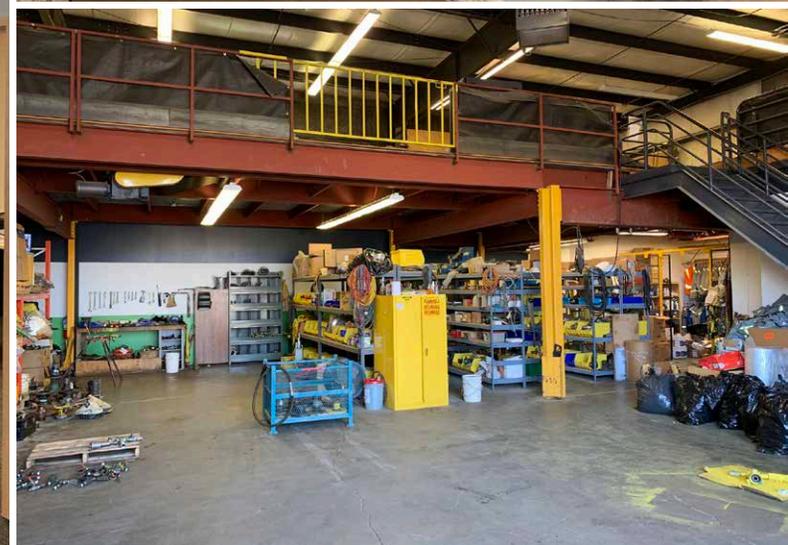
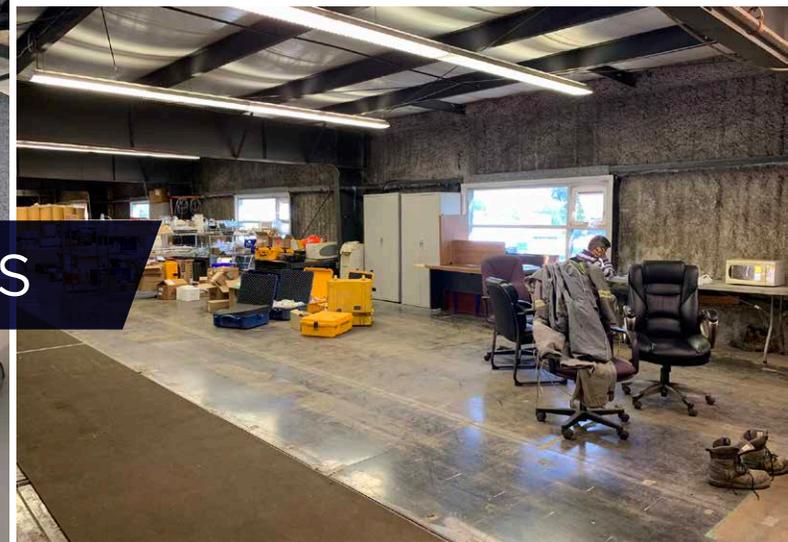
# WAREHOUSE PLAN







PROPERTY PHOTOS





[cwedm.com](http://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.