



OFFICE / WAREHOUSE WITH YARD

FOR SALE/LEASE

**2404 96 STREET  
EDMONTON, AB**

±8,324 SF on 1.2 Acres  
Corner Lot, Gated Yard

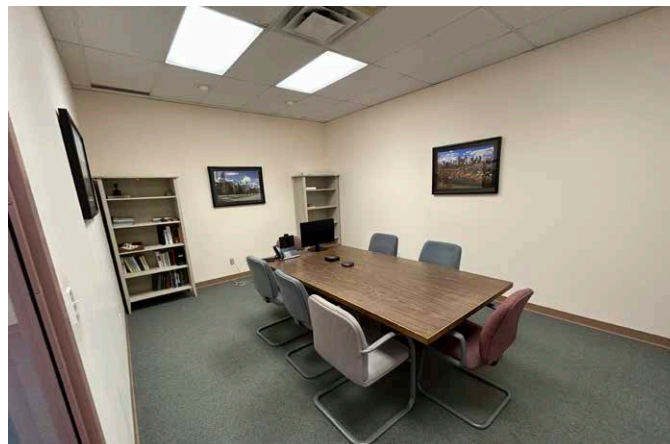
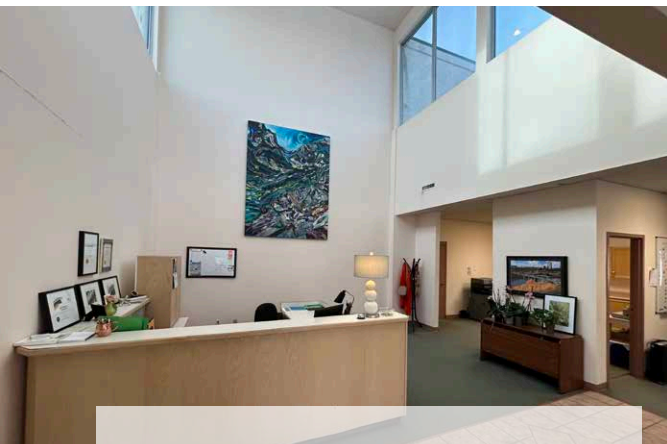
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## PROPERTY HIGHLIGHTS

- Concrete block with stucco exterior & brick veneer accent
- Skylights in office and warehouse (plenty of natural light)
- Potential expansion opportunities for building and gated yard
- (12) offices, library/lunchroom with access to fenced outdoor patio area, conference room, reception/waiting area, print room, washroom(s) with shower
- 40' clear span warehouse
- Rare office property with warehouse (currently used as lab)
- Ample parking, fenced & gated yard

## PROPERTY DETAILS

### Municipal Address:

2404 96 Street, Edmonton AB

### Zoning:

BE- Business Employment

### Neighbourhood:

Parsons Industrial

### Building Size:

Office: ±4,684 SF

Warehouse: ±2,840 SF

Flex space: ±800 SF

Mezzanine: ±800 (Excluded SF)

**Total: ±8,324 SF**

### Site Size:

1.2 Acres (16% Site coverage)

### Lease Rate:

\$15.00/SF

### Operating Costs:

TBC

### Taxes (2024):

\$57,279.37

### Parking:

Paved with electrified parking

### Loading Doors:

Grade (1) 12' x 14'

### Sump Drain:

Yes

### Fibre Internet:

Yes

### Heating:

HVAC, Forced Air

### Ceiling Height:

20' clear

**SALE PRICE: \$2,550,000**

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AERIAL

## LOCATION

- Close to amenities: grocery, fuel, restaurants and shopping in South Edmonton Common
- Quick access to the Anthony Henday (Highway 216) and QEII (Highway 2)
- Near the Edmonton Research Park





