

EDMONTON SOUTHSIDE INDUSTRIAL BAYS

9813 - 47 Ave, Edmonton, AB



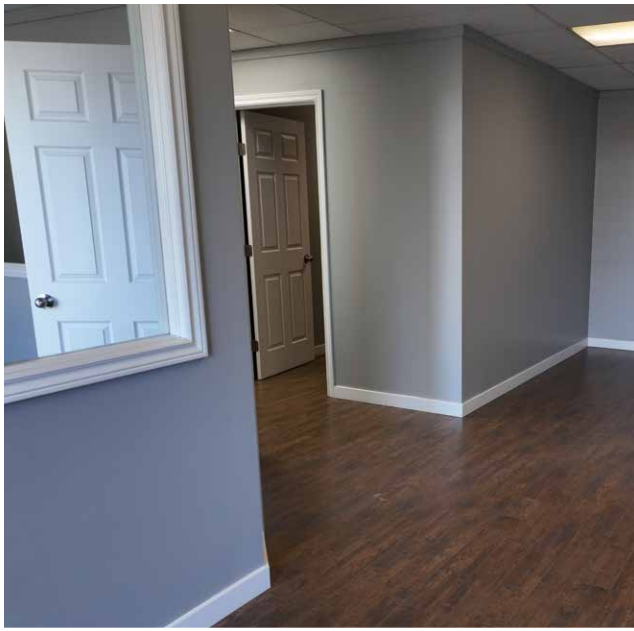
7,878 SF + BONUS MEZZANINE (1,950 SF)



PROPERTY DETAILS

Located in the Paspaschase Industrial area, this 7,878 SF industrial space at 9813_15_17 47 Avenue, Edmonton offers three connected bays, each 26' wide by 101' deep, with a 1,950 SF bonus mezzanine. Zoned IM (Medium Industrial), the property features 20' ceiling height, two city loading dock doors, one grade-level loading door, and 400-amp 120/240 volts, 3-phase power (to be confirmed by Tenant). The building is equipped with T5HO lighting and benefits from full municipal services and scramble parking, and the roof was fully replaced in 2023. Operating costs are estimated at \$7.04/SF (2024), inclusive of taxes, insurance, and common area maintenance. Available immediately.





PROPERTY HIGHLIGHTS

Municipal Address: 9813_15_17 47 Avenue, Edmonton, AB

Legal Description: Plan 7721481, Blk 6, Lot 4

Neighbourhood: Paspaschase

Zoning: IM - Medium

Areas available: 7,878 SF +

Bonus Mezzanine: 1,950 SF +

Bay Sizes: 26' wide by 101' deep (3 connected bays)

Ceiling Height: 20'

Loading: 2 city dock loading and 1 grade loading

Power: 400 amp, 3 phase (to be confirmed by Tenant)

Lighting: T5HO

Operating Costs: \$7.04/SF/annum (2024) - includes Tenant's proportionate share of property taxes, building insurance, common area maintenance and management fees.

Parking Area: Scramble

Available: Immediately

AERIAL VIEW

