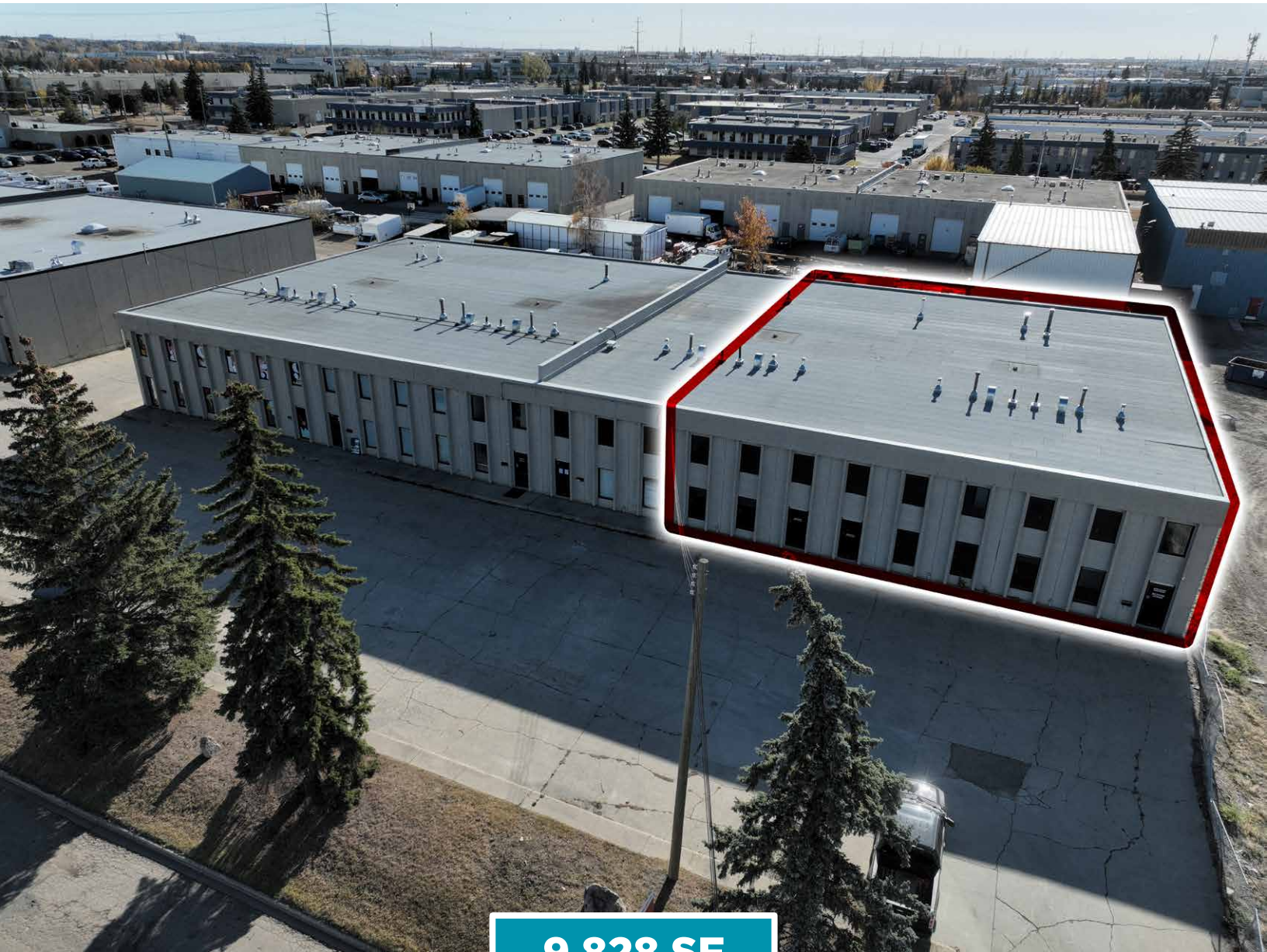


# EDMONTON SOUTHSIDE INDUSTRIAL BAYS

9813 - 47 Ave, Edmonton, AB

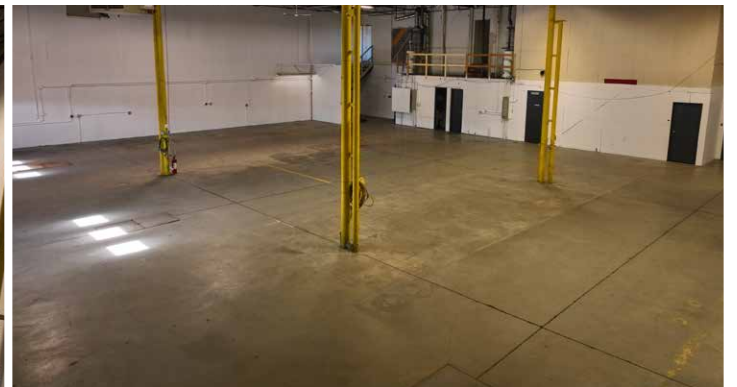
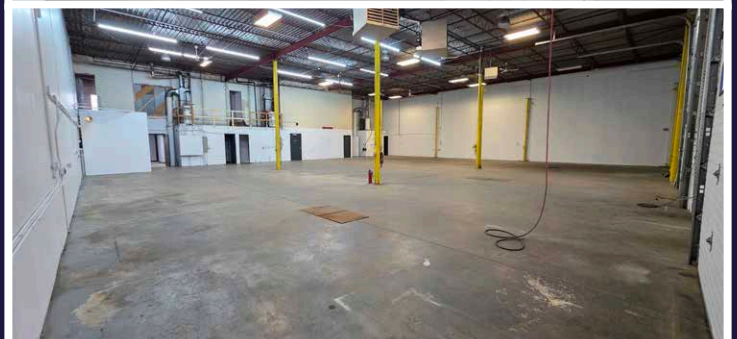
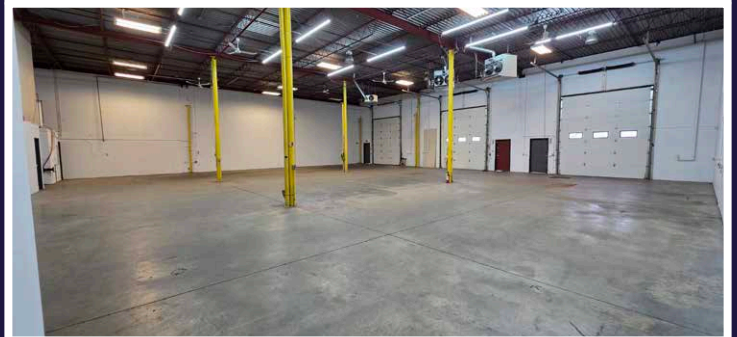
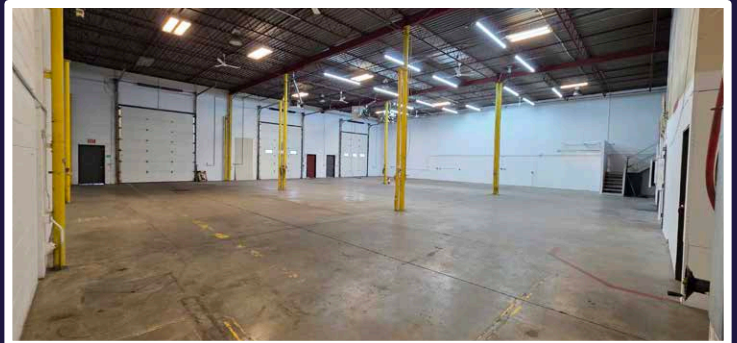


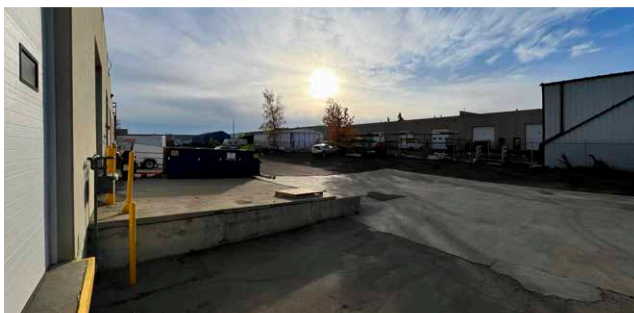
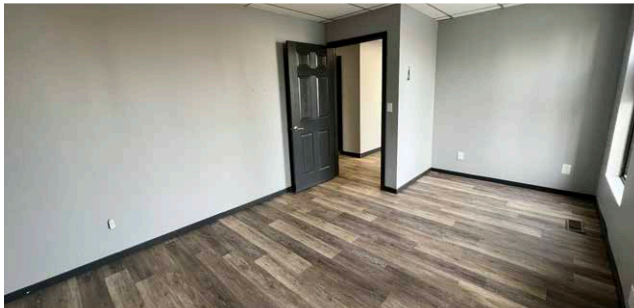
**9,828 SF**



# PROPERTY DETAILS

Located in the Papaschase Industrial area, this 9,828 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 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 \$6.15/SF (2025), 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:** Papaschase

**Zoning:** IM - Medium

**Gross Leasable Area:** 7,878 SF - Main Floor  
1,950 SF - Mezzanine  
9,828 SF - Total

**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:** \$6.15/SF/annum (2025)  
- includes Tenant's  
proportionate share of  
property taxes, building  
insurance, common  
area maintenance and  
management fees.

**Parking Area:** Scramble

**Available:** Immediately

**Lease Rate:** \$9.50 - \$10.00/SF



# AERIAL VIEW

