

**FOR SALE/LEASE**

**22,198 SF ON 2.02 ACRES**

**CUSHMAN &  
WAKEFIELD**  
Edmonton



# INDUSTRIAL MANUFACTURING BUILDING

**4503 93 STREET NW, EDMONTON, AB**

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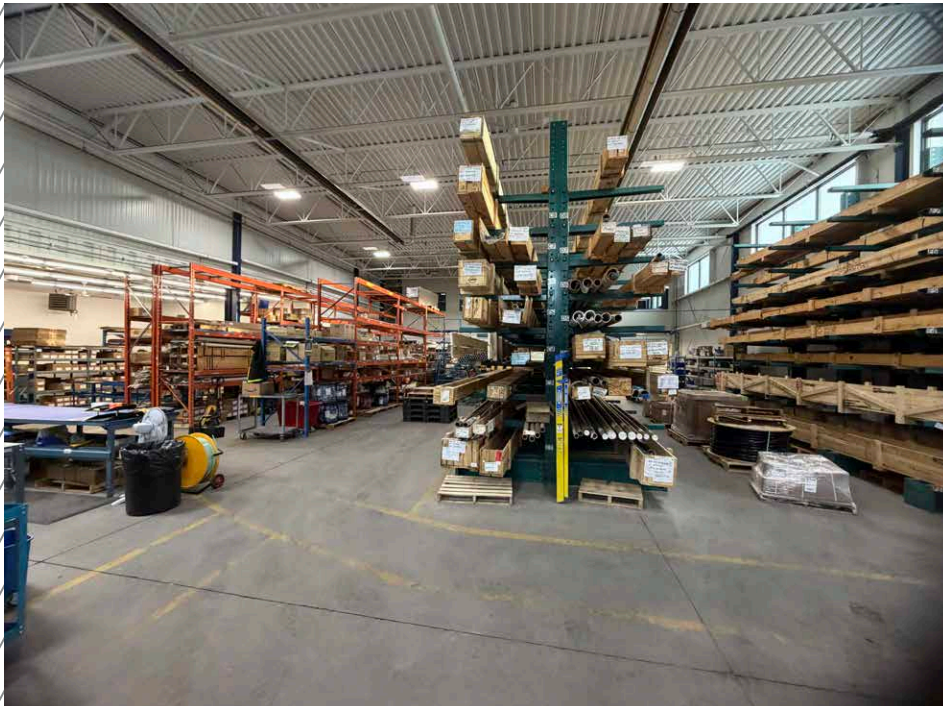
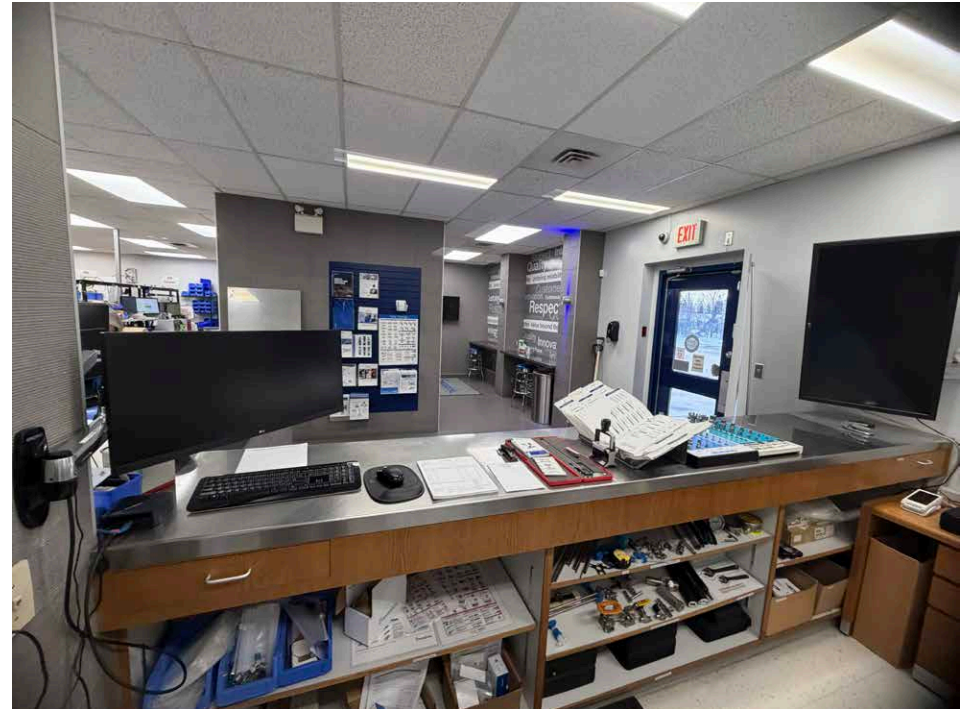
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**Nicole Stewart**  
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# PROPERTY HIGHLIGHTS

- Two buildings totaling 22,198 SF comprised of:
  - 18,948 SF Main Office/Warehouse Building
  - 3,750 Heated Storage/Warehouse Building
- Fenced asphalt yard
- Excellent proximity to Whitemud Drive
- Grade loading including one washbay
- Ideal for manufacturing or small parts distribution



# PROPERTY DETAILS

Municipal Address: 4503 93 Street NW, Edmonton, AB

Zoning: BE - Business Employment

Legal Description: Plan 8022997 Blk 5 Lot 33

Land Size: 2.02 Acres

**Building Size:**  
**Main Office/Warehouse Building:**  
4,770 SF Main Floor Office  
888 SF Office Mezzanine  
6,500 SF Warehouse  
6,790 SF Parts Area  
(Includes 900 SF Wash bay)  
18,948 SF Total

**Heated Storage Warehouse:**  
3,750 SF  
**Total: 22,198**

**Building Age:** 1985 with warehouse addition in 2004 and additional warehouse added in 2007

**Clear Height:** 18' each building (TBC)

**Loading Doors:**  
**Main Building:**  
(1) 24' x 14' grade door  
(1) 12' x 12' grade door  
(1) 10' x 12' grade door  
(2) Drive-thru 12' x 14' grade doors  
**Second Building:**  
(1) 24' x 14' grade door  
(1) 10' x 10' grade door

**Power:** 120/208 Volt, 400 Amp, 3 Phase, 4 Wire

**Lighting:** TBC

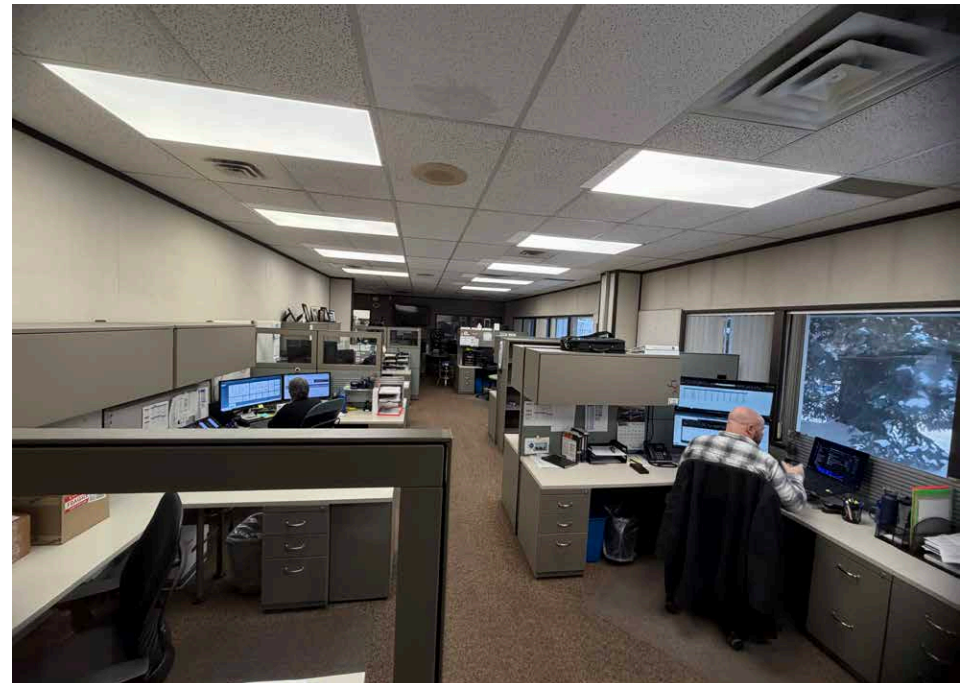
**Sumps:** Trench sump in main building

**Taxes:** \$117,285.43 (2026)

**Owner/User Availability:** February 2027

**Lease Rate:** \$16.00 per SF

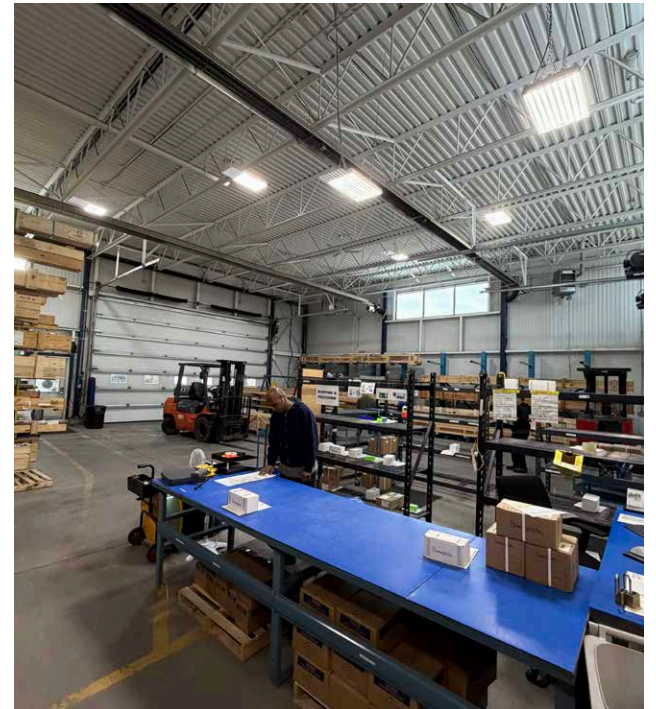
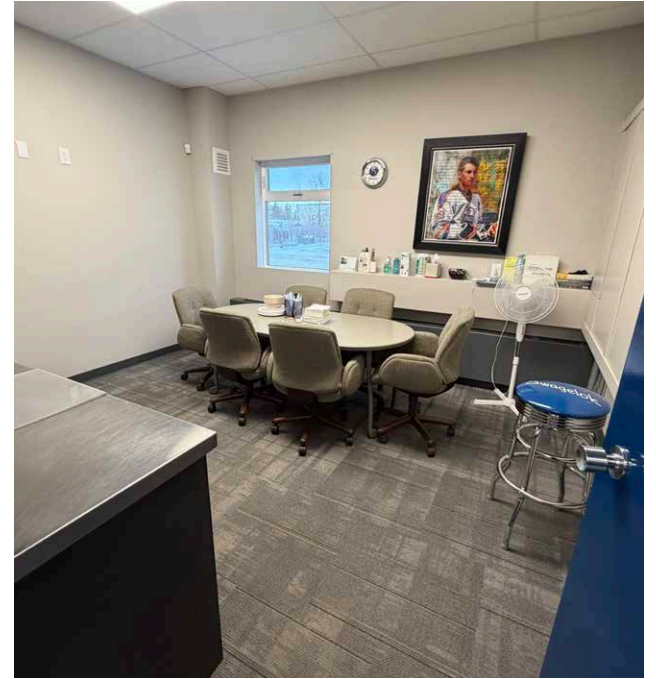
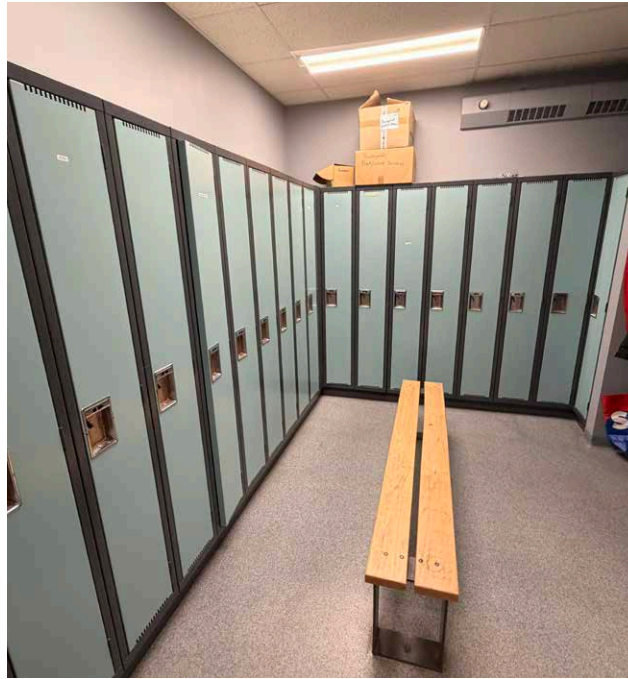
**Sale Price:** \$4,750,000



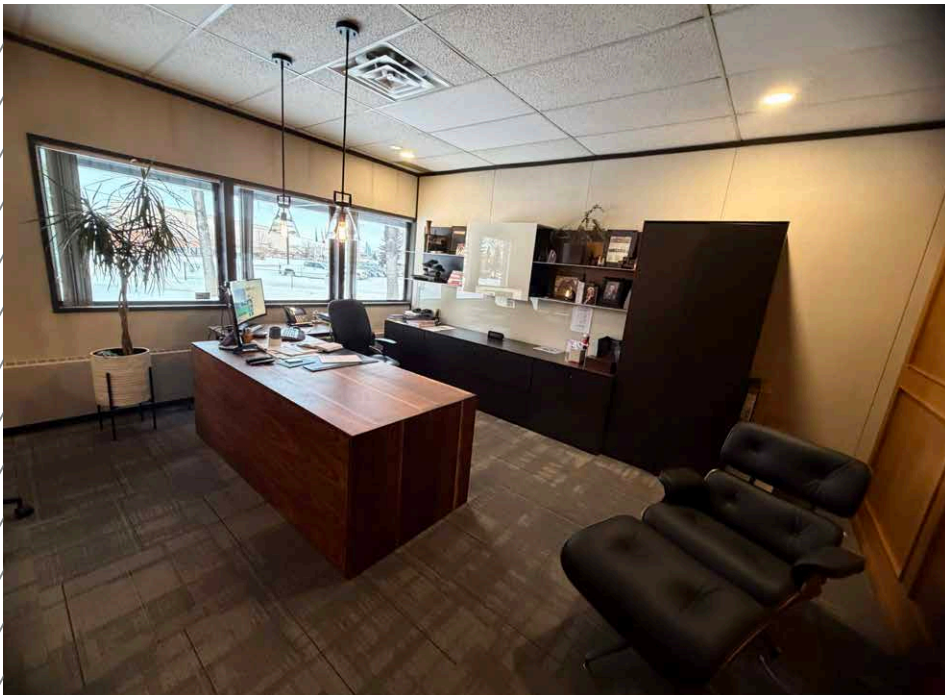
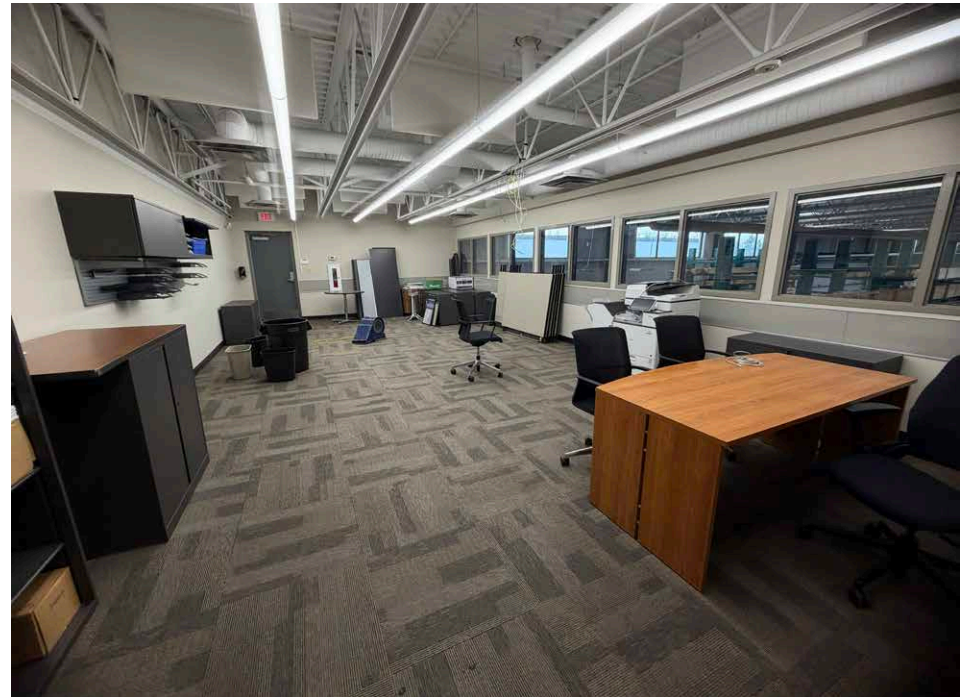
# PROPERTY PHOTOS



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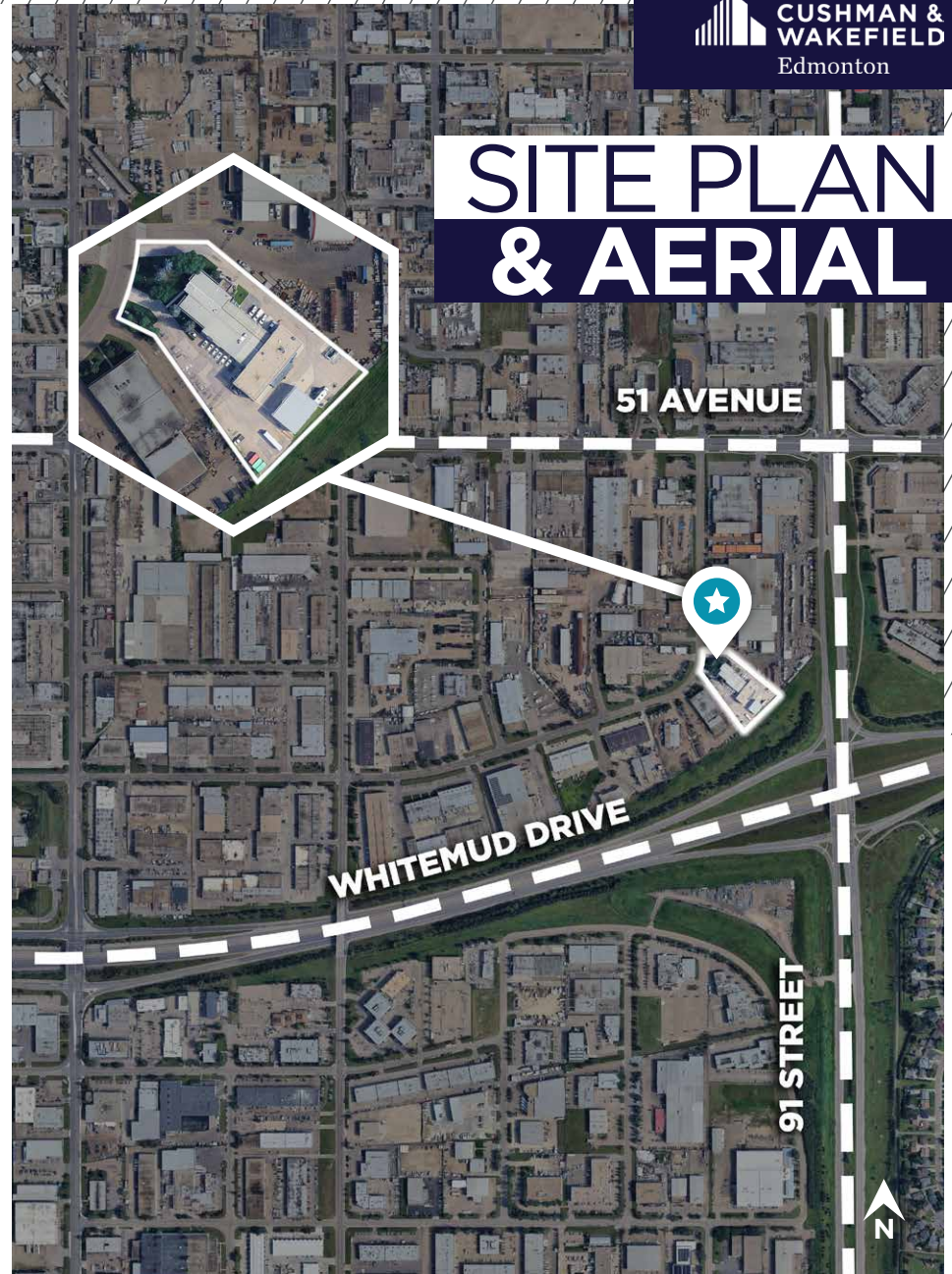
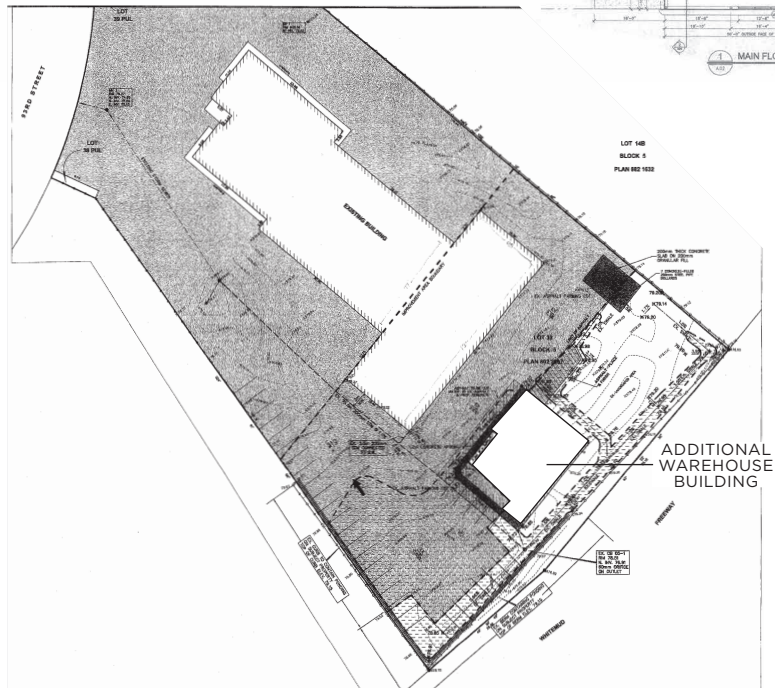
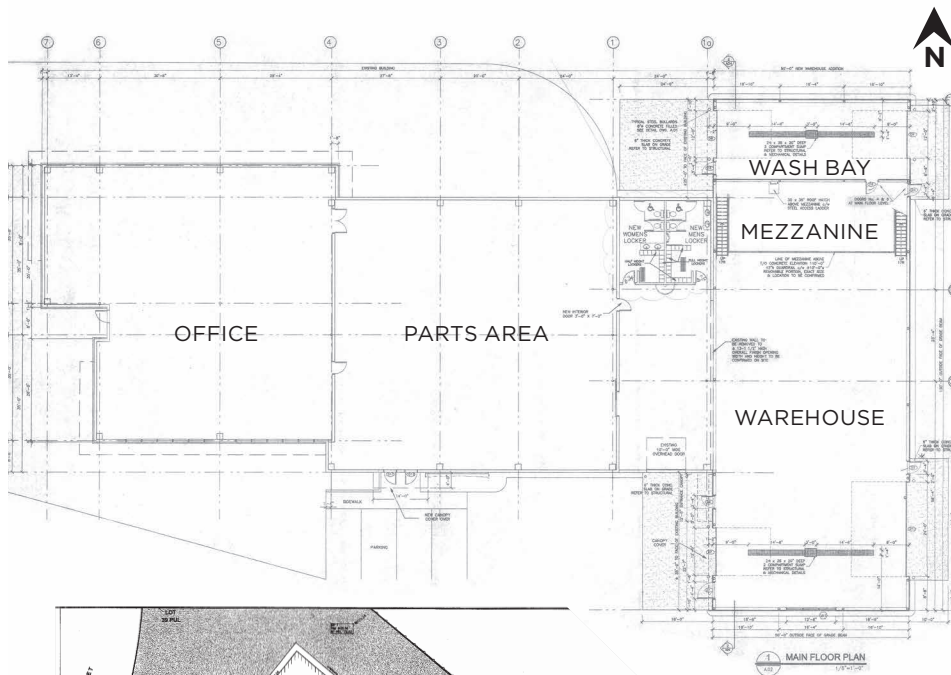
# PROPERTY PHOTOS



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# SITE PLAN & AERIAL



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