

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background. Below the text are three horizontal stripes in yellow, red, and blue.A photograph of a modern commercial building with a light blue corrugated metal facade and dark grey vertical accents. The building has several windows and a large glass entrance. A parking lot with several cars is in the foreground. The sky is blue with some clouds.

8403 Coronet Road NW, Edmonton | AB

Developed Office/Flex Space for Sale or Lease

Opportunity to purchase or lease a developed office/flex commercial building in the Coronet Industrial area of Southeast Edmonton. The property is professionally built out with enclosed offices, open work areas, meeting rooms, kitchen space, and washrooms, and provides the ability to add warehouse space and/or secured yard storage.

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Property Overview

Location	The property is located in Edmonton's Eastgate district in the Coronet Industrial area, off of Argyll Road and 75 Street	
Zoning	DC2	
Year Built	1980	
Site Area	1.24 Acres	
Building Area	29,070 SF	
Rentable Area	Main Floor	16,155 SF <i>Flexible demising options available from 2,950 SF</i>
	2nd Floor	8,116 SF
Sale Price	\$3,850,000.00	
Property Taxes	\$73,960.58 (2025)	
Net Rent	Market	
Additional Rent	\$9.75 / SF (2025 estimate) includes utilities	
TI Allowance	Negotiable	
Parking	94 surface stalls (87 energized)	
Available	Immediately	
NOI	Available upon request	

Key Highlights



3 minutes from LRT station



Potential to add overhead doors and warehouse



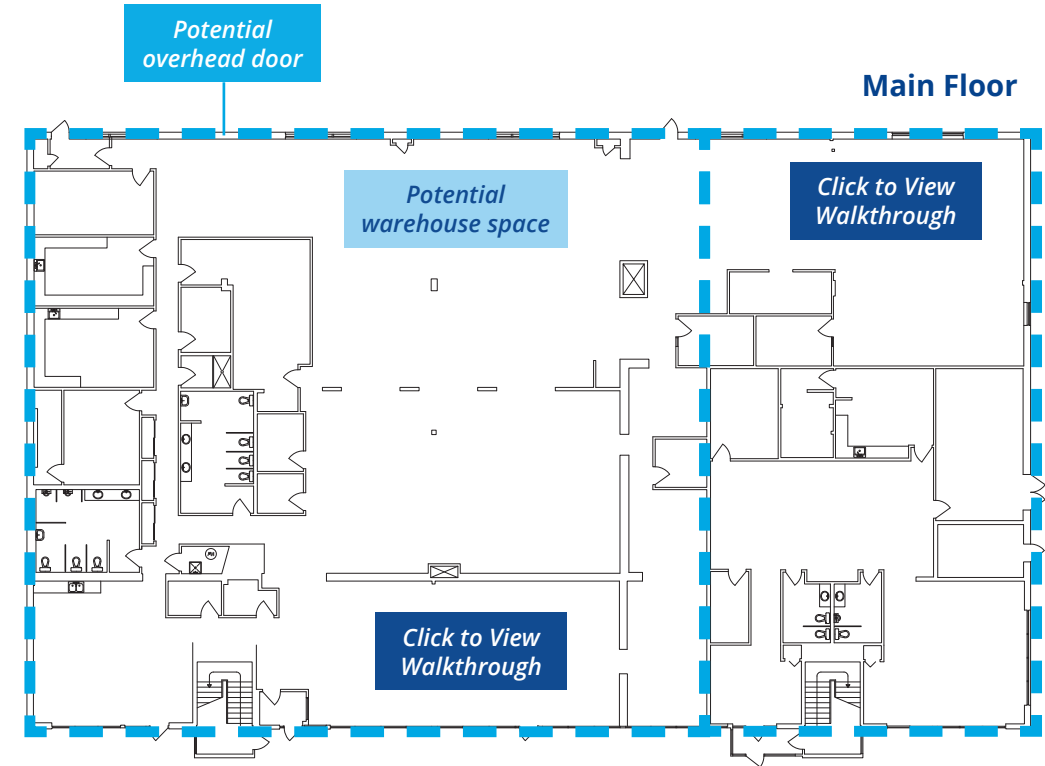
Ample surface parking with energized stalls



Backup power generator

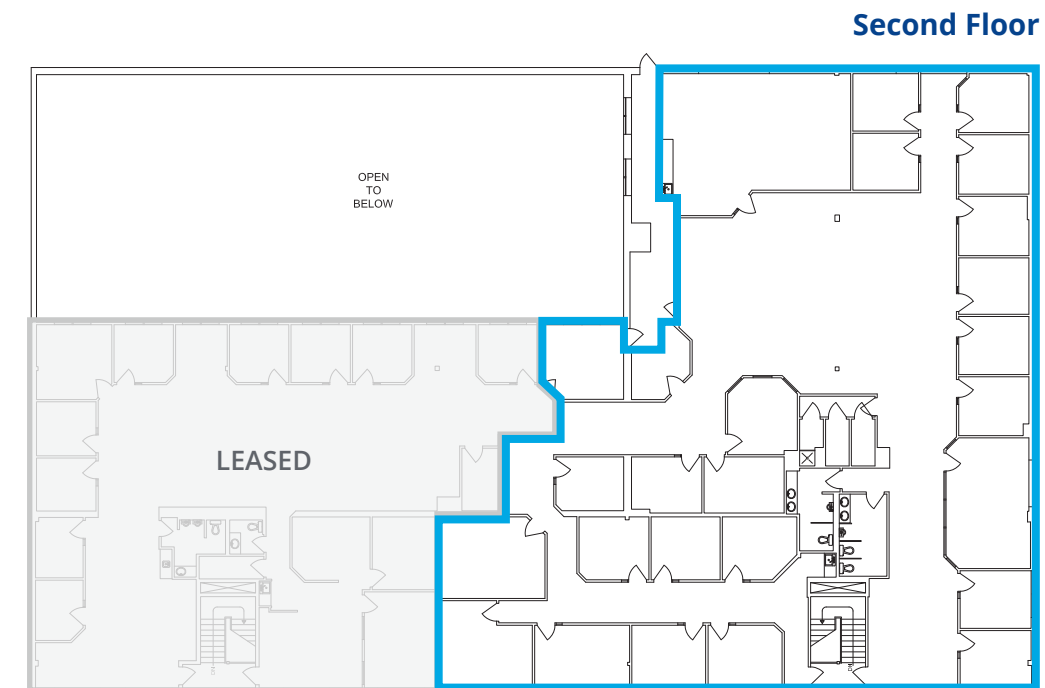


Floor Plans



Demising Option 1
10,155 SF

Demising Option 2
2,950 SF - 6,000 SF



Up to 16,155 SF

- Private offices
- Kitchens
- Meeting rooms
- Boardrooms
- Copy room
- Open work areas
- Dedicated lab space

8,116 SF

- Private offices
- Open work areas
- Boardroom
- Meeting rooms
- Kitchen



Bonnie Doon Shopping Centre



82 Avenue

Sherwood Park Freeway

83 Street

Argyll Road

50 Street

Mill Creek Ravine

63 Avenue

91 Street

75 Street

Roper Road

51 Avenue

Whitemud Drive

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- LRT station
- Food services
- Bus stop
- Fitness facility
- Major road
- LRT Valley Line

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