

REDUCED PRICE

**NOW \$14,495,000
\$13,995,000**

NAI Commercial

CERTIFIED BUSINESS CENTRE

FOR SALE OR LEASE

4320 SAVARYN DRIVE SW, EDMONTON AB



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PROPERTY HIGHLIGHTS

NAI Commercial Real Estate Inc. is excited to present the unique sale or lease offering of the Certified Business Centre, located at 4320 Savaryn Drive SW, Edmonton, AB. This property offers an exceptional opportunity for an owner/user to occupy a portion of the premises while leveraging the remaining space to generate additional revenue.

With its prime location and adaptable layout, the Certified Business Centre is well-suited for a variety of uses, making it an attractive site for groups seeking both functionality and high end finishings. An opportunity to acquire a total building area of 43,807 sq.ft.±. includes 2± acres of develop ready land on a total 4.32± acre site.



Property details:

- 43,809 square feet of leasable area with multiple configurations, currently set up to accommodate up to 4 tenants
- High end office/industrial building designed by Dialog Architects, built by Dawson Wallace



Low site coverage:

- 4.32 acre site with potential to readily develop 2.0 acres± surplus land



Occupancy:

- Currently income from 2 Tenants onsite with the ability for an owner/user to occupy 19,085 sq.ft.± immediately. Potential to grow into 35,026 sq.ft.± with Landlord option to terminate in place.



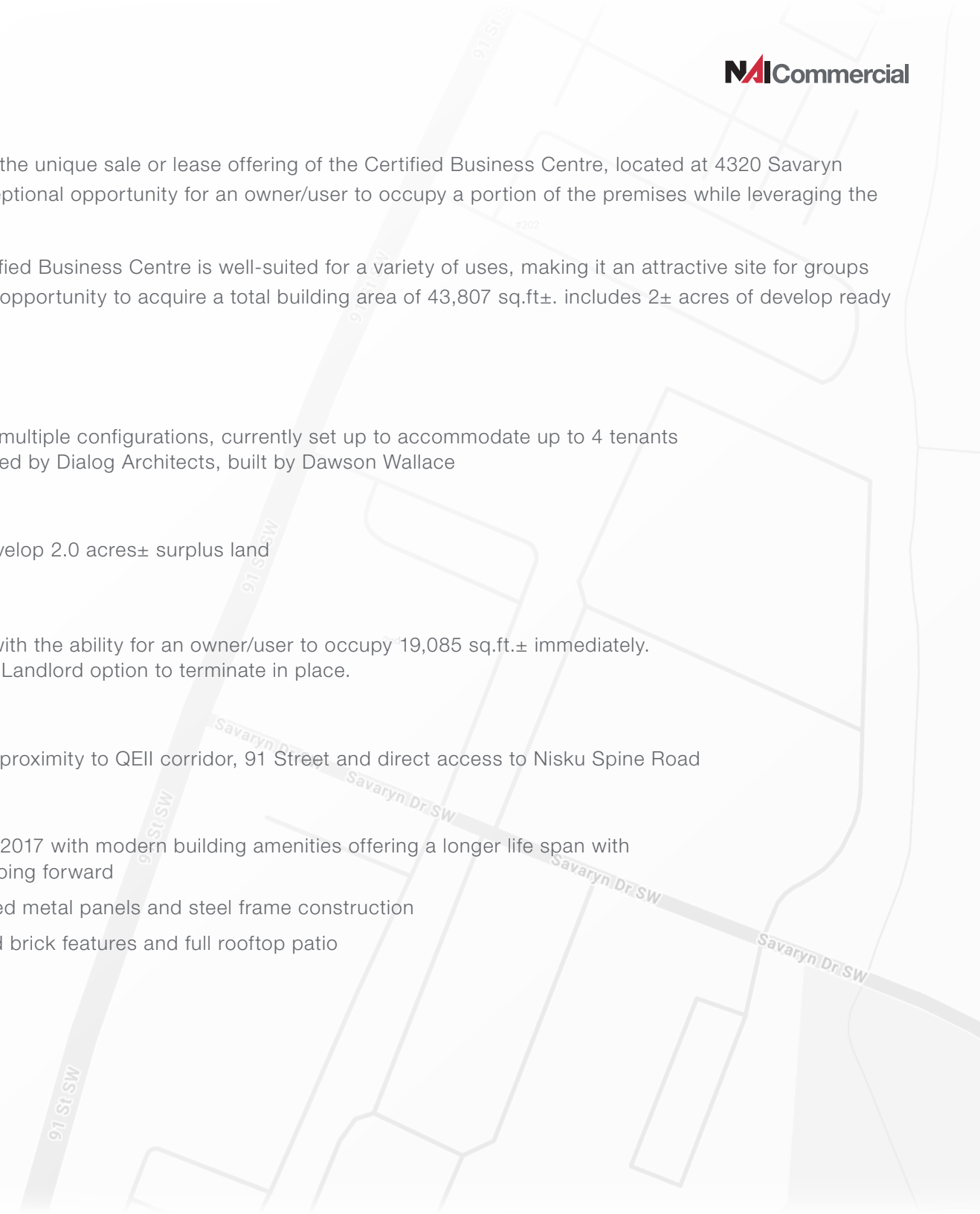
Summerside Node Location benefits:

- Great location in Summerside with close proximity to QEII corridor, 91 Street and direct access to Nisku Spine Road



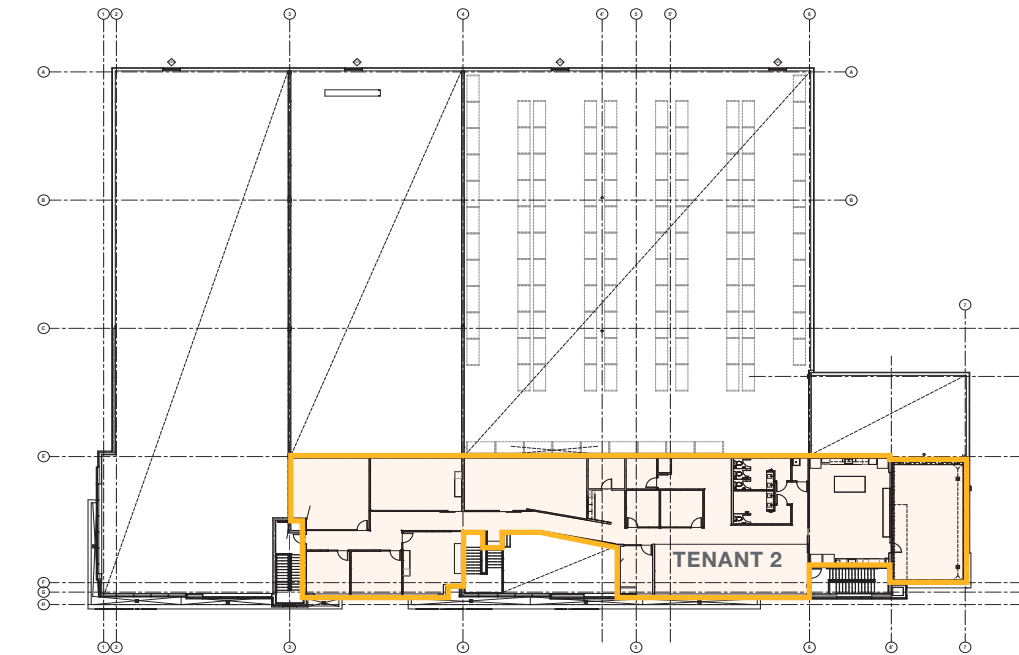
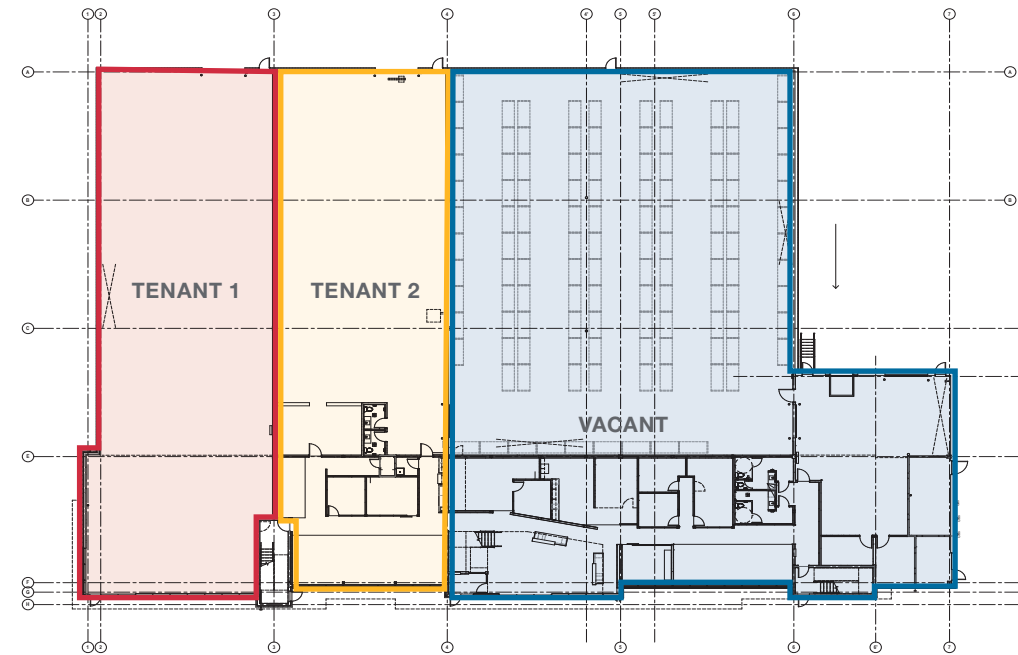
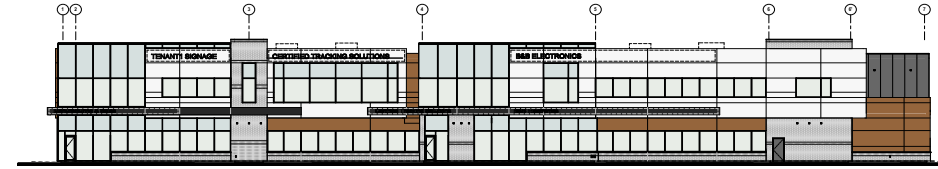
Modern construction:

- The building was recently constructed in 2017 with modern building amenities offering a longer life span with prospectively lower maintenance costs going forward
- High end exterior completed with insulated metal panels and steel frame construction
- Glass office glazing throughout, imported brick features and full rooftop patio



PROPERTY INFORMATION

LEGAL DESCRIPTION	Plan 0729580 Block 1 Lot 48
ZONING	EIB (Ellerslie Industrial Business Zone)
SIZE AVAILABLE	Unit 4324 - Tenant 1 - 8,555 sq.ft.± Unit 4320 - Tenant 2 - 15,941 sq.ft.± Unit 4316 - Vacant - 19,300 sq.ft.± Total - 43,809 sq.ft.±
SITE SIZE	4.32 Acres (2 Acres± Ready for Development)
YEAR BUILT	2017
LOADING	(3) 12'x14' Grade Loading Doors (Note, additional grade loading doors can be added) (1) 10'x10' Dock Loading door w/ Leveller
CEILING	28'
HEATING	RTU's in Office and Radiant Tubes and Overhead Units in Warehouse
POWER	600 Amp, 600 Volt, 3 Phase (TBC)
LIGHTING	LED
ADDITIONAL NOTES	<ul style="list-style-type: none"> Racking and office furniture negotiable Premium Fire Protection ESFR Sprinkler with Diesel Fire Pump Upgraded 60MM EPDM Roof
LEASE RATE	Market
OPERATING COSTS	\$7.25/sq.ft./annum (2026 estimate) includes common area maintenance, property taxes, building insurance and management fees
PROPERTY TAXES	\$221,302.20 (2025)

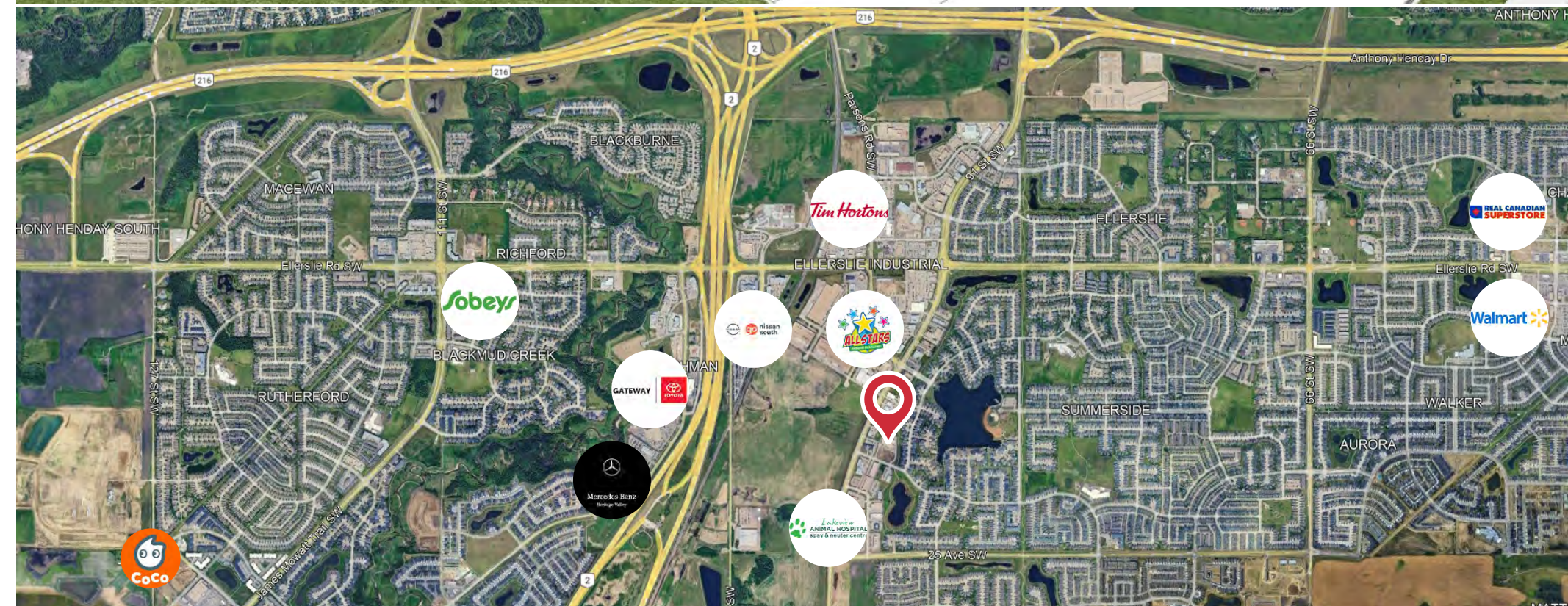


**Multiple demising options available.
See listing agent for more details.**

SALE PRICE: ~~\$15,495,000~~ \$13,995,000

**Note: Unit 4320 and 4316 not fully demised of the total 35,241 sq.ft.±.
Approx 13,174 sq.ft.± built out as office and balance 22,067 sq.ft.± warehouse.*

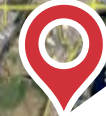




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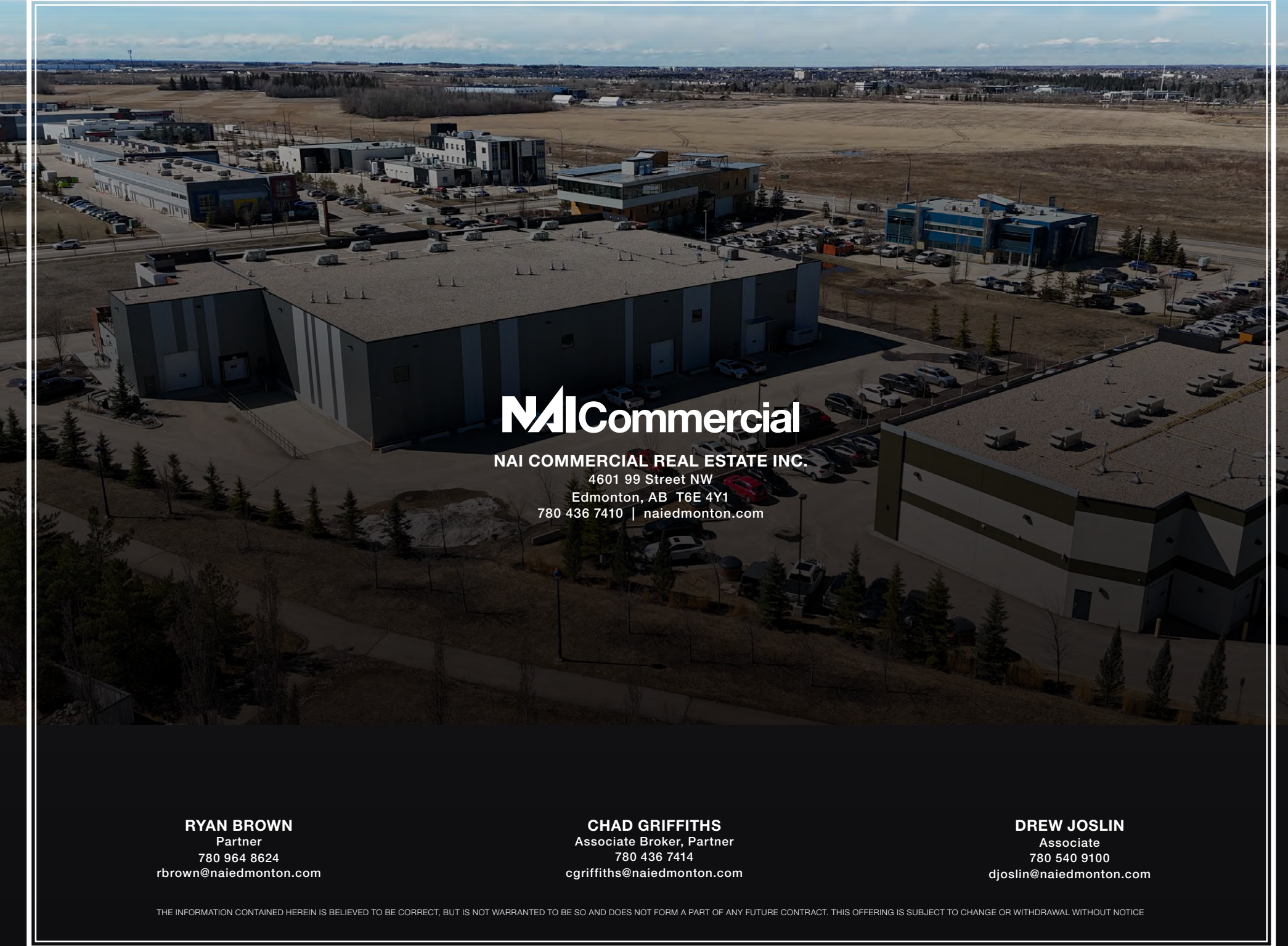
CERTIFIED BUSINESS CENTRE | FOR SALE/LEASE | 4320 SAVARYN DRIVE SW, EDMONTON AB
 MILL WOODS | THE MEADOWS | ELLERSLIE | SUMMERSIDE | TERWILLEGAR TOWNE



LOCATION **TRAVEL DRIVE TIMES**

QEII Highway	7 mins
Anthony Henday Drive	8 mins
Whitemud Drive	14 mins
Nisku	15 mins
Edmonton International Airport	15 mins
Downtown Edmonton	25 mins

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