

Elm Business Park

High quality office & warehouse
condos ready for occupancy -
up to 4,356 SF

9470 / 9488 - 51 Avenue
Edmonton, Alberta

Building 1



Building 2



Elm Business Park

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High quality office & warehouse condos ready for occupancy

Discover an exceptional opportunity to own a piece of South Edmonton's thriving business landscape. This four-building development boasts unparalleled convenience with easy access to 99th Street, 91st Street, Calgary Trail, and Whitemud Drive.

Strategically located near numerous public transit stops, this business park ensures seamless connectivity for employees and clients alike. Enjoy the added benefits of nearby amenities, including a variety of restaurants, hotels, and shopping options.

Sale Details

Sale Price	Building 2, Unit 205:	\$405,500.00 (\$250.00 PSF)
	Building 1, Unit 303:	\$837,500.00 (\$250.00 PSF)
Property Taxes (2024)	Building 2, Unit 205:	\$12,704.25
	Building 1, Unit 303:	\$22,282.87
Condo Fees	Building 2, Unit 205:	\$5.27 PSF
	Building 1, Unit 303:	\$6.46 PSF
Parking Ratio	3.5 stalls / 1,000 SF	
Parking Rate	Surface:	No charge
	Underground:	\$130.00 / month

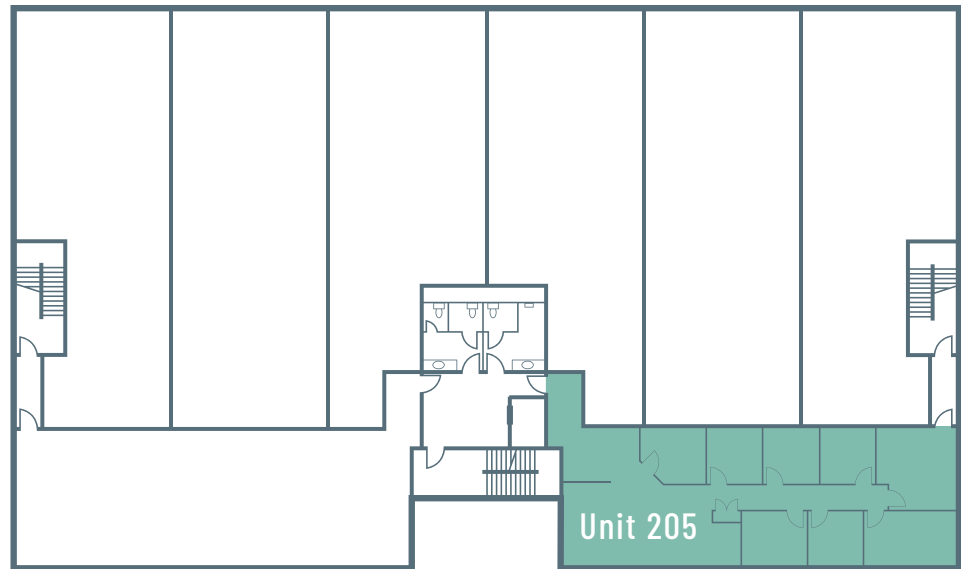


Building 2, Unit 303 - Office



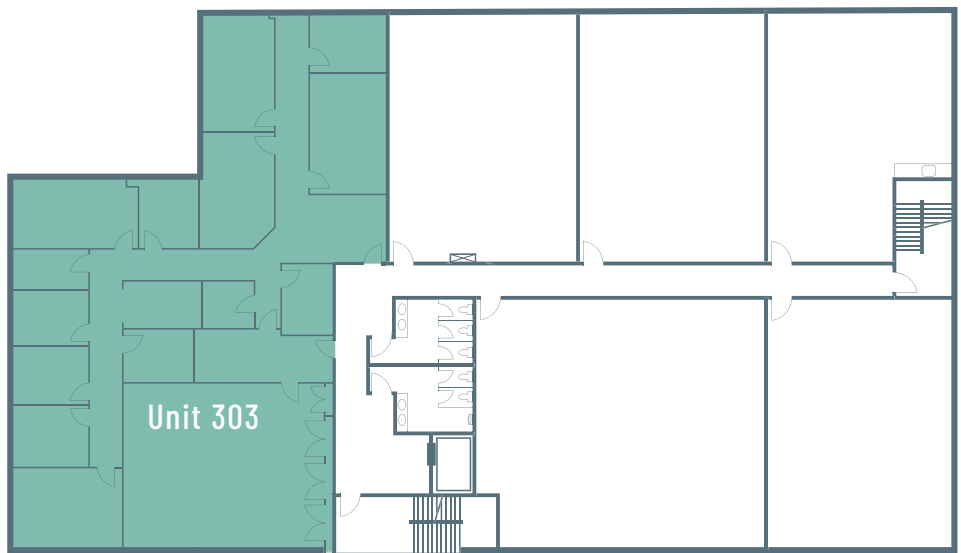
Building 2, Unit 303 - Office

Building 2 2nd Floor



	Unit Type	Area	Notes
Unit 205	Office	1,760 SF	Available Feb. 1, 2026

Building 1 3rd Floor

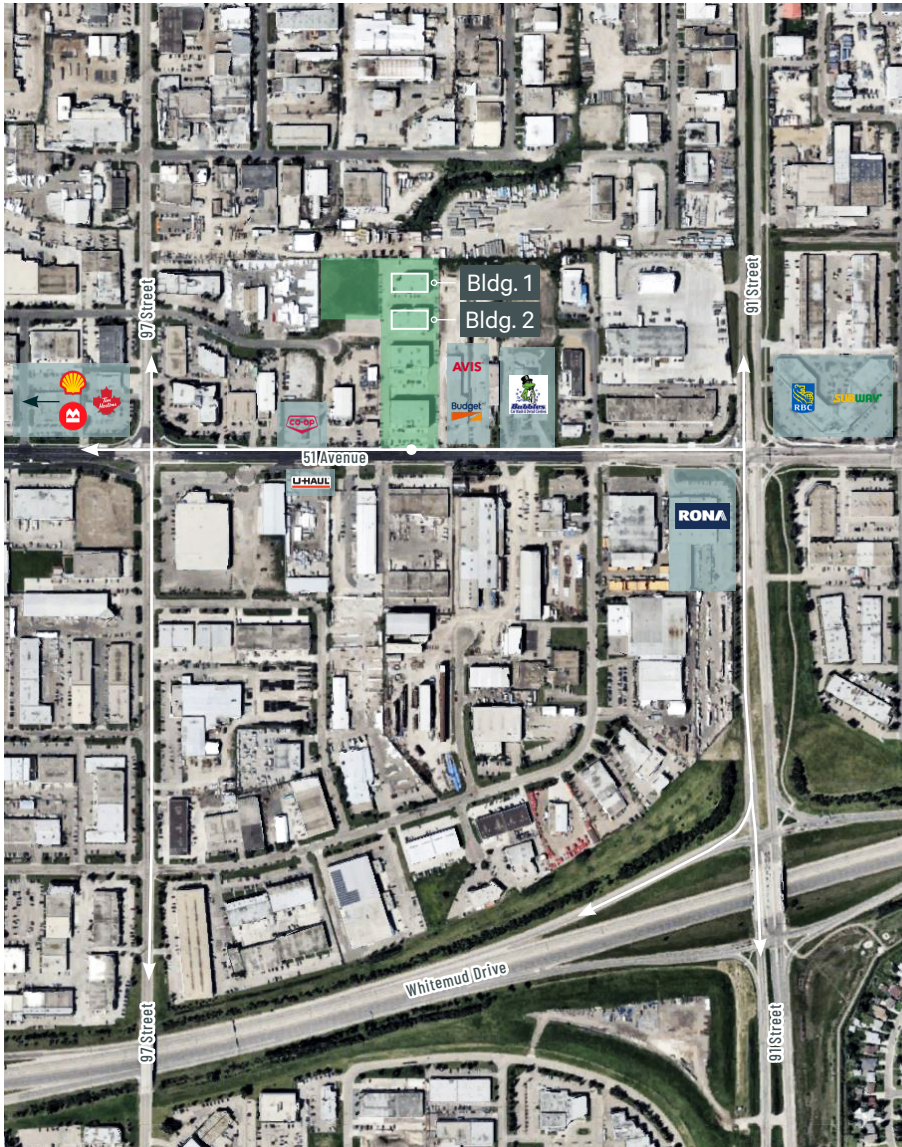


	Unit Type	Area	Notes
Unit 303	Office	3,350 SF	Developed office space

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For Sale



Nearby Amenities

Services

- + Rona
- + Bubbles Car Wash
- + U Haul
- + Co-Op Gas Bar
- + Avis & Budget Car Rentals
- + BMO
- + RBC
- + Shell
- + Strathcona Eco Station
- + Scotiabank
- + TD Canada Trust

Food & Restaurants

- + Subway
- + The Sandwich Project
- + Fifendekel
- + Italian Centre Shop
- + Sawmill Steak House
- + Bagel Bar
- + Boston Pizza
- + Tim Hortons
- + Starbucks
- + A&W
- + Peter's Drive-in
- + Wild Rose Cakes

Retail & Health

- + Shoppers Drug Mart
- + Real Canadian Superstore
- + Mud, Sweat & Gears
- + Southgate Centre
- + de Boer's Golf Shop
- + Blocs Climbing Gym
- + EVP Centre

Contact Us

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