

# Elm Business Park

High quality office & warehouse  
condos ready for occupancy -  
up to 7,360 SF

9470 / 9488 - 51 Avenue  
Edmonton, Alberta

Building 1



Building 2



## Elm Business Park

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# Elm Business Park

## 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.

Available now are various condos in Buildings 1 & 2, ranging from 1,760 SF to 3,300 SF, and contiguous options up to 7,360 SF, perfect for businesses of all sizes.

# Availability Summary

Building	Address	Unit	Floor	Size (SF)	Price	Price (PSF)	Availability
1	9488 51 Avenue NW	9484	Main	2,208 SF	\$552,000.00	\$250.00 PSF	Immediately
1	9488 51 Avenue NW	303	3rd	3,350 SF	\$837,500.00	\$250.00 PSF	Immediately
2	9470 51 Avenue NW	9476	Main	2,432 SF	\$535,040.00	\$220.00 PSF	Immediately
2	9470 51 Avenue NW	9474	Main	2,772 SF	\$609,840.00	\$220.00 PSF	Immediately
2	9470 51 Avenue NW	9472	Main	2,072 SF	\$455,840.00	\$220.00 PSF	Leased until Oct. 31, 2025
2	9470 51 Avenue NW	205	2nd	1,622 SF	\$405,500.00	\$250.00 PSF	Leased until Jan. 31 2026



## Elm Business Park

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# Building 2

9470 - 51<sup>st</sup> Avenue, Edmonton, AB



Grade Level  
Overhead Doors

## Sale Details

Sale Price	Unit 9472:	\$455,840.00 (\$220.00 PSF)
	Unit 9474:	\$609,840.00 (\$220.00 PSF)
	Unit 9476:	\$535,040.00 (\$220.00 PSF)
	Unit 205:	\$405,500.00 (\$250.00 PSF)

Property Taxes (2024)	Unit 9472:	\$12,691.65
	Unit 9474:	\$15,716.47
	Unit 9476:	\$14,506.54
	Unit 205:	\$12,704.25

Condo Fees \$5.00 - 6.50 PSF

Parking Ratio 3.5 stalls / 1,000 SF

Parking Rate	Surface:	No charge
	Underground:	\$130.00 / month

# 3.5

Parking stalls / 1,000 SF

# \$0.00

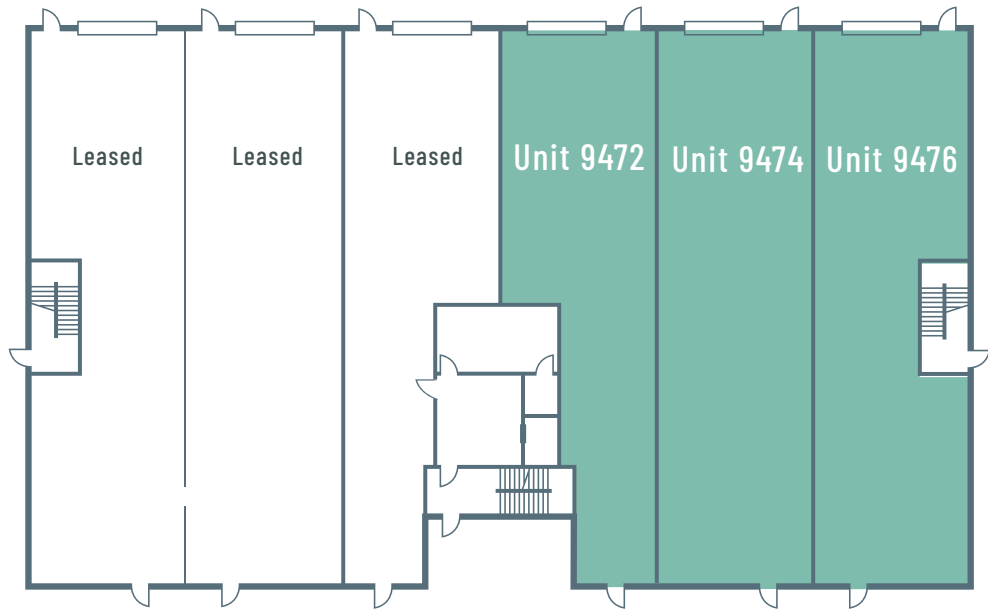
Surface parking

# \$130.00

Underground parking

*\*Square footages to be confirmed by purchaser*

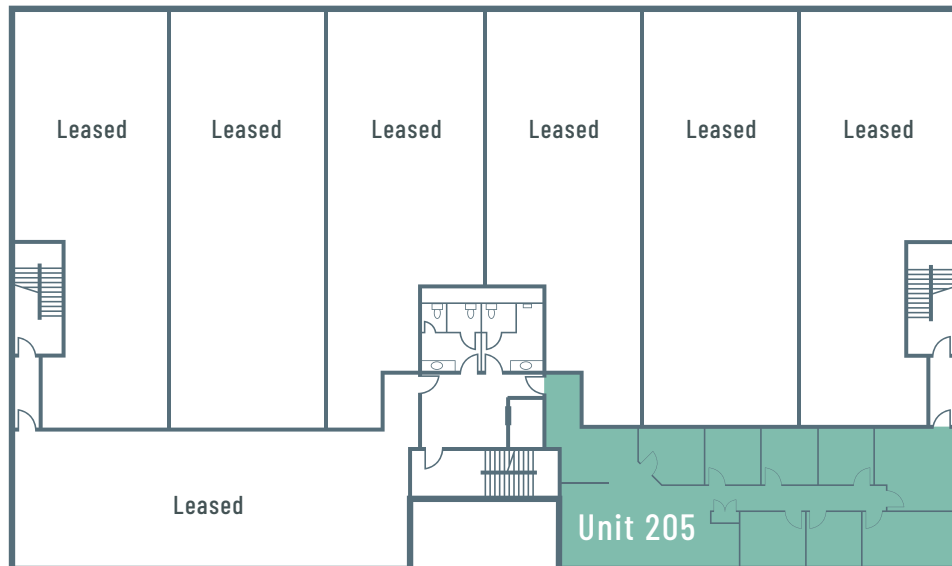
## Main Floor



Unit Type	Area	Notes	
Unit 9472	Warehouse	2,072 SF	Available Nov. 1, 2025
Unit 9474	Warehouse	2,772 SF	Raw warehouse bay
Unit 9476	Warehouse	2,432 SF	Raw warehouse bay

Up to 7,360 SF  
Contiguous Space  
Available

## 2<sup>nd</sup> Floor



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

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# Building 1

9488 - 51<sup>st</sup> Avenue, Edmonton, AB



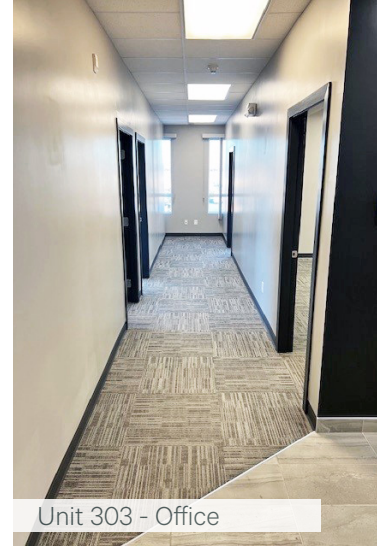
Unit 9484 - Office



Unit 9484 - Warehouse



Unit 303 - Office



Unit 303 - Office

## Sale Details

<b>Sale Price</b>	Unit 9484:	\$552,000.00 (\$250.00 PSF)
	Unit 303:	\$837,500.00 (\$250.00 PSF)

<b>Property Taxes (2024)</b>	Unit 9484:	\$16,069.37
	Unit 303:	\$22,282.87

<b>Condo Fees</b>	\$5.00 - 6.50 PSF
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<b>Parking Ratio</b>	3.5 stalls / 1,000 SF
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<b>Parking Rate</b>	Surface:	No charge
	Underground:	\$130.00 / month

# 3.5

Parking stalls / 1,000 SF

# \$0.00

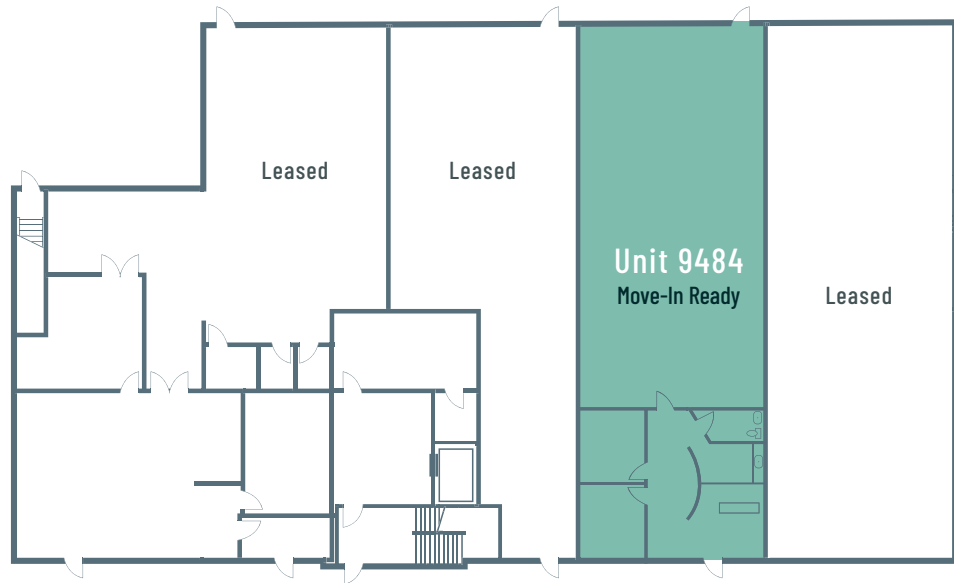
Surface parking

# \$130.00

Underground parking

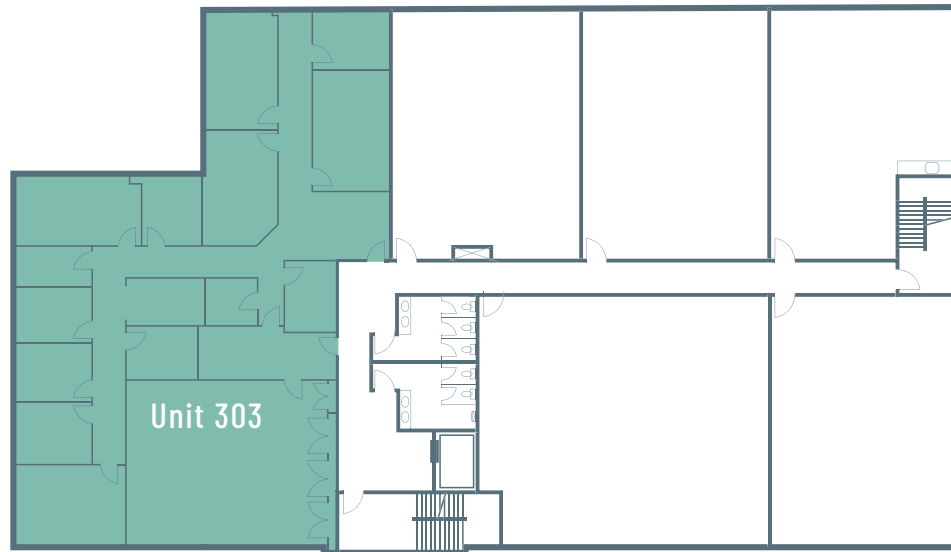
*\*Square footages to be confirmed by purchaser*

## Main Floor



Unit Type	Area	Notes
Unit 9484 Office / Warehouse	2,208 SF	MOVE-IN READY Very nicely developed office plus warehouse

## 3<sup>rd</sup> Floor

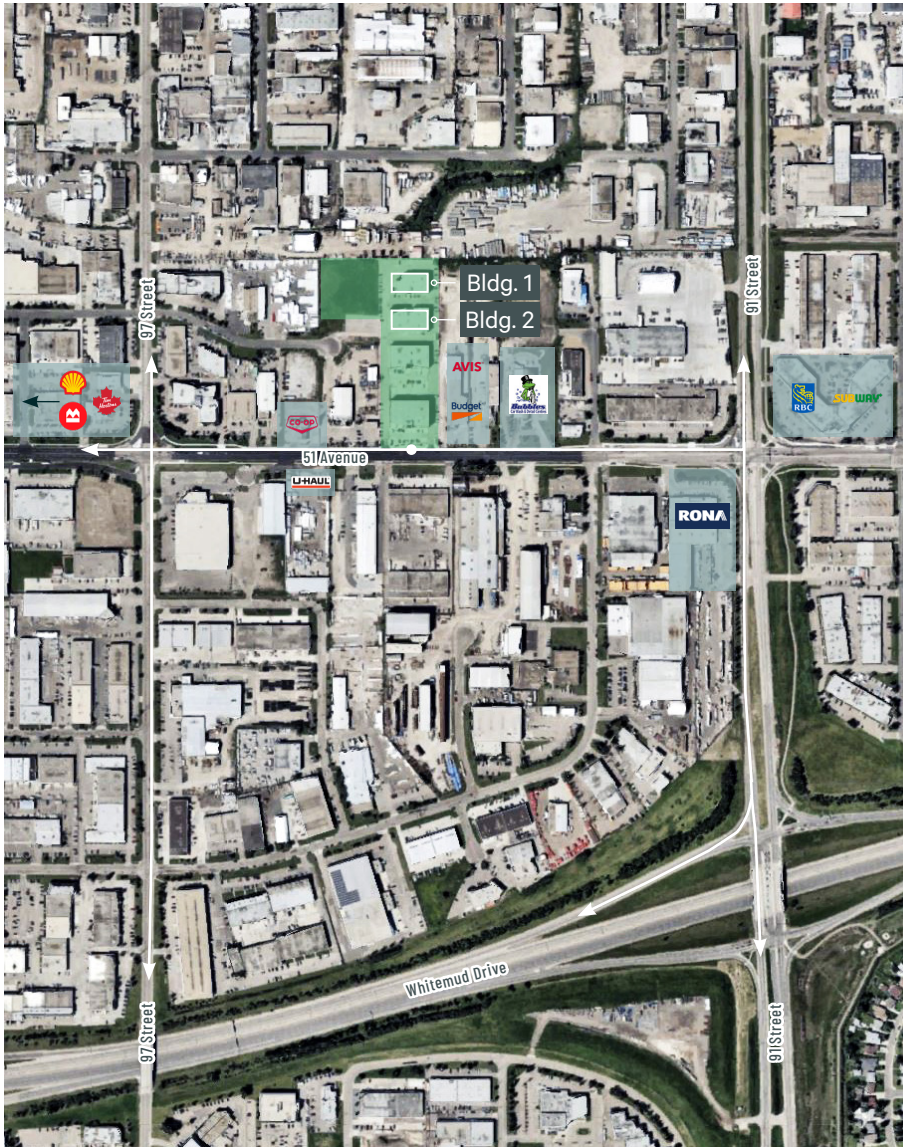


Unit Type	Area	Notes
Unit 303 Office	3,350 SF	Developed office spaces

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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

### Al Menon

Senior Vice President  
+1 780 917 4638  
al.menon@cbre.com

### Matteo Marocco

Sales Representative  
+1 780 229 4691  
matteo.marocco@cbre.com

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