



# 5,653 SF on 2.5 Acres

4831 93 Avenue, Edmonton, AB

For Sale

**Corner lot with office & storage buildings.  
Site improved with asphalt and available immediately.**

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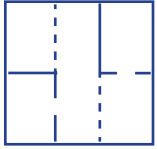
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# Property Details

|                          |  |
|--------------------------|--|
| <b>Address</b>           | 4831 93 Avenue, Edmonton, AB   |
| <b>Legal Description</b> | Plan 7822340, Block 5, Lot 12  |
| <b>Area</b>              | Stand Alone Office: 4,278 SF (main floor) Plus 4,000 SF basement & 200 SF mezz<br>Stand Alone Warehouse: 1,375 SF (main floor) Plus 605 SF mezz<br>Total: 5,653 SF |
| <b>Built</b>             | 2000   |
| <b>Site Area</b>         | 2.5 acres  |
| <b>Loading</b>           | (3) 9' x 8' grade door   |
| <b>Current Zoning</b>    | <a href="#">BE (Business Employment)</a>   |
| <b>Electrical</b>        | Office: 400 amp (to be verified by purchaser)<br>Warehouse: 125 amp, 120/240 volt, single phase, 3 wire (to be verified by purchaser)                              |
| <b>Site Improvements</b> | Fully paved site with asphalt with chain link fence  |
| <b>Assessment</b>        | \$2,373,500 (2026)   |
| <b>Taxes</b>             | TBC (currently under non-profit status)  |



**Market Price**  
*Sale Price*

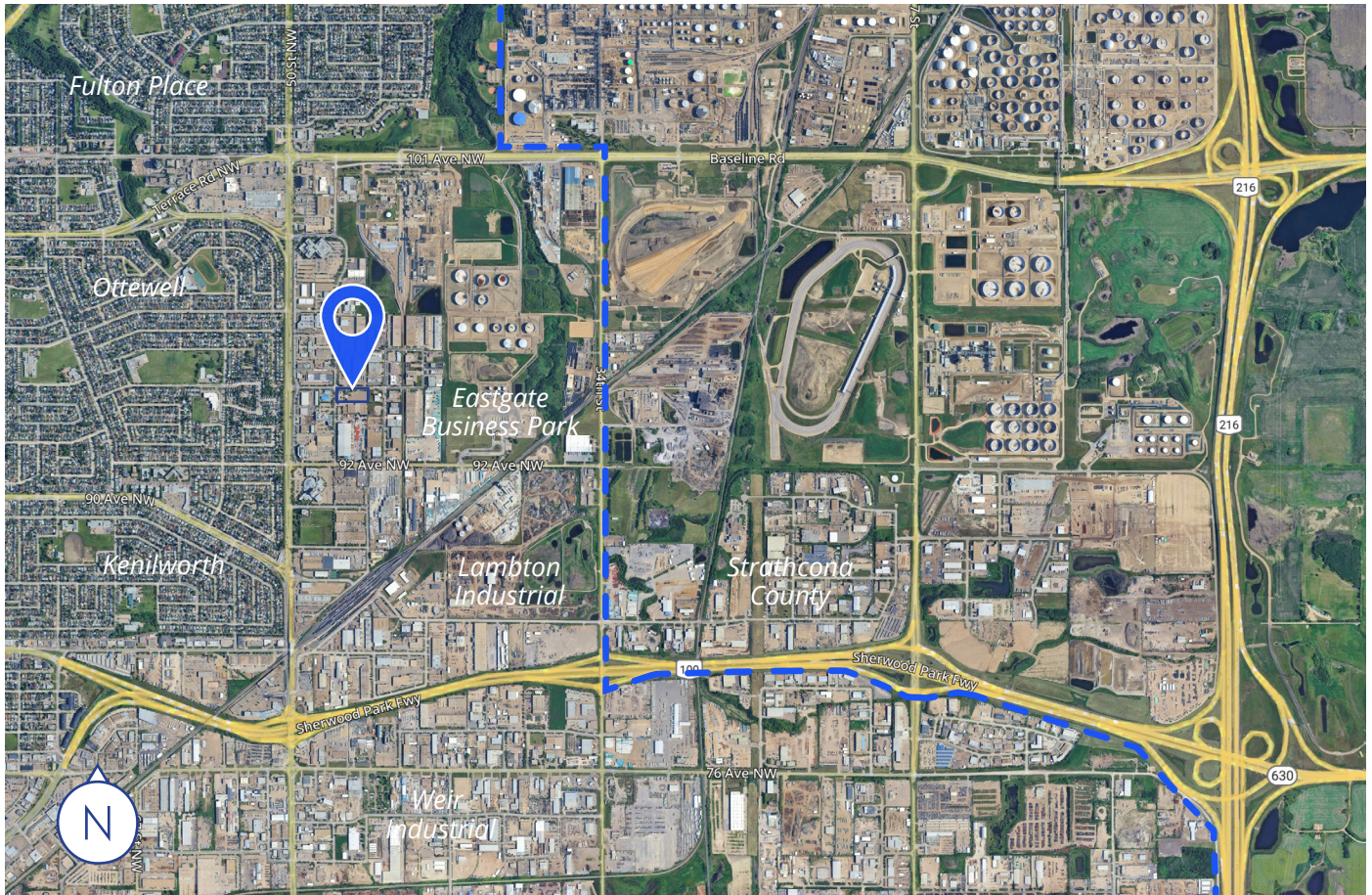


**Full Municipal**  
*Services*



**Immediately**  
*Availability*

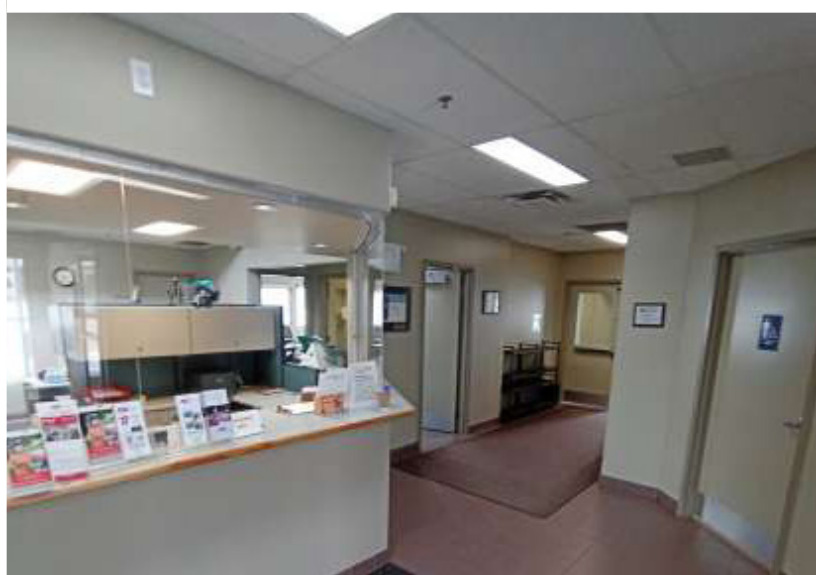




## Location Overview

The subject property is ideally situated in the heart of east Edmonton, in Eastgate Business Park. The Property benefits from excellent connectivity to major transportation routes including 50<sup>th</sup> Street, Yellowhead Trail (Trans-Canada Highway 16), Sherwood Park Freeway, Baseline Road (101 Avenue) and the Anthony Henday Ring Road.

The location is ideal for businesses involved in logistics, distribution, manufacturing, and warehousing, representing a unique opportunity for occupiers and tenants alike. This mature business park provides convenient access to both south and northeast Edmonton industrial and residential areas, including the neighbouring municipality of Sherwood Park, good labour pool, is only a short 12-minute drive to downtown Edmonton, and is almost adjacent to the Edmonton "Refinery Row" where the Canadian energy sector conducts billions of dollars of activity. With numerous amenities located nearby such as restaurants, retail shopping, grocery, pharmacy, financial services, gas/convenience stores, along with Edmonton Transit Service (ETS) located just northeast of the facility along 93<sup>rd</sup> Avenue, make this an exceptional location for both employees and clients alike. The Business Employment ("BE") zoning will further enhance opportunities for owner/users or investors to achieve higher uses than the surrounding Medium Industrial ("IM") zones.



## Contact Us For More Information:

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