

\$620,000 - 9903 209 Street, Edmonton

MLS® #E4441402

\$620,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Lewis Farms Industrial, Edmonton, AB

2 Commercial storage bays side by side, joined by a man door. Both units have 12'x14' overhead doors. Suitable for small business, storage. Conveniently located in the West near HWY 16A and Anthony Henday for easy access. Unit 2 is fully finished office space that includes 2 offices on the main, 2 pc bathroom, hot water on demand, a kitchen w/ refrigerator, dishwasher, sink, a microwave, and a storage room. Upstairs in unit #2 - a finished mezzanine featuring an open area, and a closed office space behind it. Floors are LVP, the unit is wired for sound and automated lighting installed. The overhead door has a massive screen attached to allow air flow when opened. Unit #3 has its own 12'x14' overhead door, a storage room with b/i shelving, on the main floor. , the mezzanine (2nd floor) is open for storage. No running water in this unit. All units have access to a finished club house. Condo fee includes power, natural gas, maintenance to common prop. ,security, snow removal, insurance and reserve fund.

Built in 2012

Essential Information

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|--------|-----------|
| MLS® # | E4441402 |
| Price | \$620,000 |



| | |
|------------|------------|
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 9903 209 Street |
| Area | Edmonton |
| Subdivision | Lewis Farms Industrial |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 5X9 |

Exterior

| | |
|--------------|---------------------------|
| Exterior | Stone, Stucco, Wood Frame |
| Construction | Stone, Stucco, Wood Frame |

Additional Information

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|----------------|----------------|
| Date Listed | June 9th, 2025 |
| Days on Market | 7 |
| Zoning | Zone 58 |

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Listing information last updated on June 15th, 2025 at 9:47pm MDT