

## \$5,800,000 - 9403 20 Avenue, Edmonton

MLS® #E4436871

**\$5,800,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Edmonton Research & Development Park,  
Edmonton, AB

A Premier Multi-Tenant Facility in Edmonton Research Park. 38,166 sq.ft.± with gross leaseable area of 34,488 sq.ft.± industrial building with a flexible mix of office, production, and fully equipped wet lab spaces. Strategically located in the Edmonton Research Park, surrounded by innovative industrial and research organizations. Direct access to South Edmonton Common for convenience and amenities. • Three (3x10) rear overhead loading doors for efficient logistics • Multiple pedestrian access points (front and rear) • Dual parking lots (front and rear) offering 350+ the industry average in parking capacity • Heavy electrical power capacity to support advanced operations • Wet lab facilities ready for immediate occupancy and use • Potential Development opportunity to add new 9,600 sq.ft. ± 13,800 sq.ft. building to rear portion of site. Current Occupancy • 85% leased • Diverse tenant mix with Weighted Average term remaining of 1.03 Years

Built in 1983

### Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4436871    |
| Price  | \$5,800,000 |



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1983       |
| Type       | Industrial |
| Status     | Active     |

### Community Information

|             |                                      |
|-------------|--------------------------------------|
| Address     | 9403 20 Avenue                       |
| Area        | Edmonton                             |
| Subdivision | Edmonton Research & Development Park |
| City        | Edmonton                             |
| County      | ALBERTA                              |
| Province    | AB                                   |
| Postal Code | T6N 1E5                              |

### Exterior

|              |       |
|--------------|-------|
| Exterior     | Brick |
| Construction | Brick |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 101            |
| Zoning         | Zone 41        |

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Listing information last updated on August 24th, 2025 at 10:47pm MDT