\$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 (3'x10') rear overhead loading doors for efficient logistics • Multiple pedestrian access points (front and rear) • Dual parking lots (front and rear) offering 3Å— 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 155

Zoning Zone 41

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Listing information last updated on October 18th, 2025 at 5:32pm MDT