

\$0 - 9608 45 Avenue, Edmonton

MLS® #E4439524

\$0

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Papaschase Industrial, Edmonton, AB

2,200 sqft industrial warehouse for lease with mezzanine but NO front office. The front office could be available to lease in May 2026. The concrete mezzanine is an additional 715 sqft with one office. Zoned IM with a shared gated yard and easy access to Whitemud Drive and 91 Street. Features include two separate 100 amp 3 phase 120 V power services and electrical panels, a 12' x 14' grade level overhead door, AC, LED lights, and recent updates. \$2,600/month plus GST & utilities. Available June 1, 2025.

Built in 1980

Essential Information

| | |
|------------|------------|
| MLS® # | E4439524 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1980 |
| Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 9608 45 Avenue |
| Area | Edmonton |
| Subdivision | Papaschase Industrial |
| City | Edmonton |
| County | ALBERTA |



| | |
|-------------|---------|
| Province | AB |
| Postal Code | T6E 5Y9 |

Exterior

| | |
|--------------|--------------|
| Exterior | Block, Mixed |
| Construction | Block, Mixed |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 29th, 2025 |
| Days on Market | 26 |
| Zoning | Zone 41 |

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Listing information last updated on June 24th, 2025 at 6:32pm MDT