

\$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

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

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

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Listing information last updated on June 16th, 2025 at 6:32am MDT