

# \$3,850,000 - 8403 Coronet Road, Edmonton

MLS® #E4452359

**\$3,850,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Coronet Addition Industrial, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Opportunity to purchase or lease a developed office/flex commercial building in the Coronet Industrial area of Southeast Edmonton. The property is professionally built out with enclosed offices, open work areas, meeting rooms, kitchen space, and washrooms, and provides the ability to add warehouse space and/or secured yard storage.



8403 Coronet Road NW, Edmonton | AB

## Developed Office/Flex Space for Sale or Lease

Opportunity to purchase or lease a developed office/flex commercial building in the Coronet Industrial area of Southeast Edmonton. The property is professionally built out with enclosed offices, open work areas, meeting rooms, kitchen space, and washrooms, and provides the ability to add warehouse space and/or secured yard storage.

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8403 Coronet Road NW, Edmonton | AB

### Property Overview

|                 |                                                                                                                           |
|-----------------|---------------------------------------------------------------------------------------------------------------------------|
| Location        | The property is located in Edmonton's Eastgate district in the Coronet Industrial area, off of Argyle Road and 75 Street. |
| Zoning          | DC2                                                                                                                       |
| Year Built      | 1980                                                                                                                      |
| Site Area       | 1.24 Acres                                                                                                                |
| Building Area   | 25,070 SF                                                                                                                 |
| Restorable Area | Main Floor: 16,155 SF<br>Flexible dividing options available from 2,900 SF                                                |
| 2nd Floor       | 8,116 SF                                                                                                                  |
| Sale Price      | \$4,050,000 (2024)                                                                                                        |
| Property Taxes  | \$76,304.00 (2024)                                                                                                        |
| Net Rent        | Market                                                                                                                    |
| Additional Rent | \$9.75 / SF (2024 estimate) includes utilities                                                                            |
| T1 Allowance    | Negotiable                                                                                                                |
| Parking         | 94 surface stalls (87 emerged)                                                                                            |
| Available       | Immediately                                                                                                               |
| NCR             | Available upon request                                                                                                    |

### Key Highlights

- Exterior lighting
- Potential to add more parking and storage
- Ample surface parking and storage
- Medical waste generator

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### Floor Plans

**Main Floor**

Up to 16,155 SF

- Private offices
- Reception
- Meeting rooms
- Breakroom
- Copy room
- Open work area
- Designated lab space

**Dividing Option 1**  
10,155 SF

**Dividing Option 2**  
2,900 SF - 6,000 SF

**Second Floor**

8,116 SF

- Private offices
- Open work area
- Breakroom
- Meeting rooms
- Kitchen

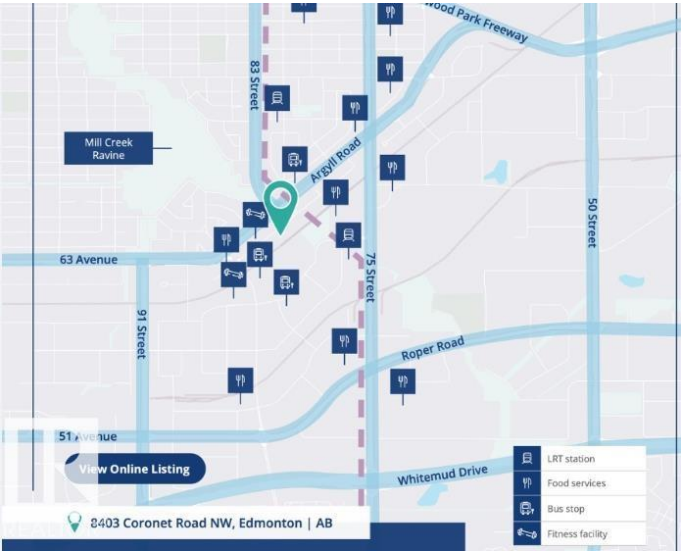
Built in 1980

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4452359    |
| Price      | \$3,850,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1980        |
| Type       | Office      |
| Status     | Active      |

## Community Information

|         |                   |
|---------|-------------------|
| Address | 8403 Coronet Road |
| Area    | Edmonton          |



|             |                             |
|-------------|-----------------------------|
| Subdivision | Coronet Addition Industrial |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6E 4N7                     |

### Exterior

|              |          |
|--------------|----------|
| Exterior     | Concrete |
| Construction | Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 82                |
| Zoning         | Zone 41           |

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Listing information last updated on November 1st, 2025 at 7:32am MDT