

\$375,000 - 4840 93 Avenue, Edmonton

MLS® #E4455276

\$375,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

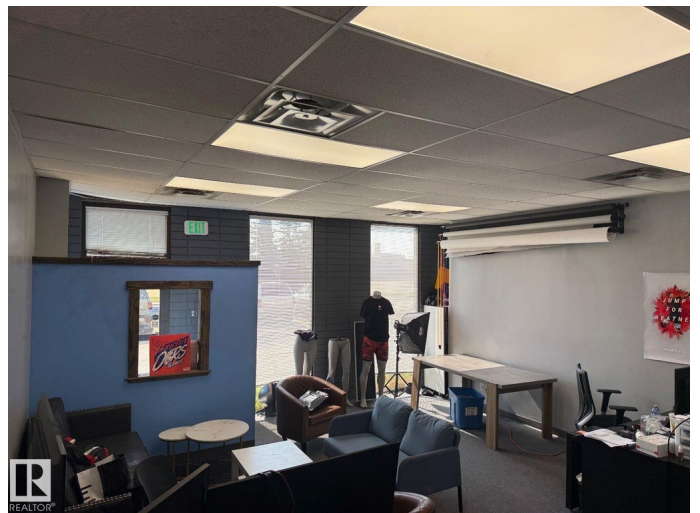
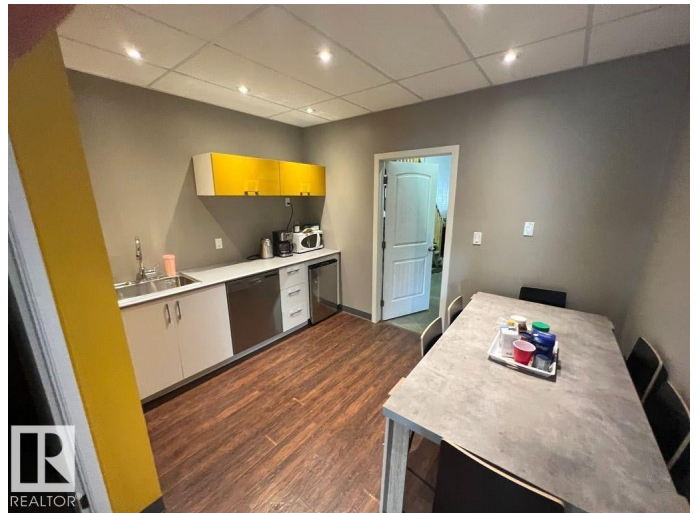
Eastgate Business Park, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Turnkey 1,437 sq. ft. industrial condo bay in Eastgate Business Park. Updated, clean, and move-in ready. Efficient layout with front office/showroom (≈1/3) and warehouse (≈2/3), plus a bonus ±200 sq. ft. mezzanine for extra storage. Office area includes a fresh, renovated open-concept showroom, a separate private office, built-out kitchen, and washroom, with hard-wired ethernet to each workstation. Warehouse features a 14'™ W × 12'™ H rear grade-level overhead door and an overhead forced-air unit. 125A, 120/208V electrical service, air conditioning, alarm system, and an office furnace with ducting. Concrete block demising walls with neighbours. Plenty of front and rear on-site parking. Condo board replaced the roof membrane in 2019; very strong reserve fund. Condo fees only \$373/month. Excellent access and transit, ETS stop right out front, minutes to 50 St, Anthony Henday, and 101 Ave/Baseline Rd.

Built in 1978

Essential Information

| | |
|--------|-----------|
| MLS® # | E4455276 |
| Price | \$375,000 |



| | |
|------------|------------|
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1978 |
| Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 4840 93 Avenue |
| Area | Edmonton |
| Subdivision | Eastgate Business Park |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6B 2P8 |

Exterior

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

Additional Information

| | |
|----------------|-------------------|
| Date Listed | August 29th, 2025 |
| Days on Market | 1 |
| Zoning | Zone 42 |

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Listing information last updated on August 29th, 2025 at 11:32pm MDT