



9217 27 Avenue, Edmonton

**26,526 SF (+/-) Shop w/ 8 Cranes**



## PROPERTY DETAILS

Address:	9217 27 Avenue, Edmonton
Legal:	Lot 2, Block 11, Plan 7620561
Zoning:	IM (Medium Industrial)
Total Size:	26,526 SF (+/-)
Building 1 Size:	16,500 SF (+/-)
Building 2 Size:	10,026 SF (+/-)
Base Rent:	\$12.25 / SF
Op Costs:	\$5.69 / SF (2026 est.)
Sublease Expiry:	July, 2027
Available:	Immediately



## PROPERTY HIGHLIGHTS

- 2 Buildings - great separation
- Highly functional shop between two buildings
- 6 x 10 T | 2 x 5 T Cranes
- Heavy power
- Compressor with airlines
- 8 x 16' x 1 6' Sunshine Grade doors
- Large storage yard
- Property is centrally located within the Parsons Industrial Park, east of Parsons Road along 27th avenue
- Neighborhood is provided excellent access via 34th Avenue which links to Calgary Trail



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 **BUILDING 1 DETAILS**

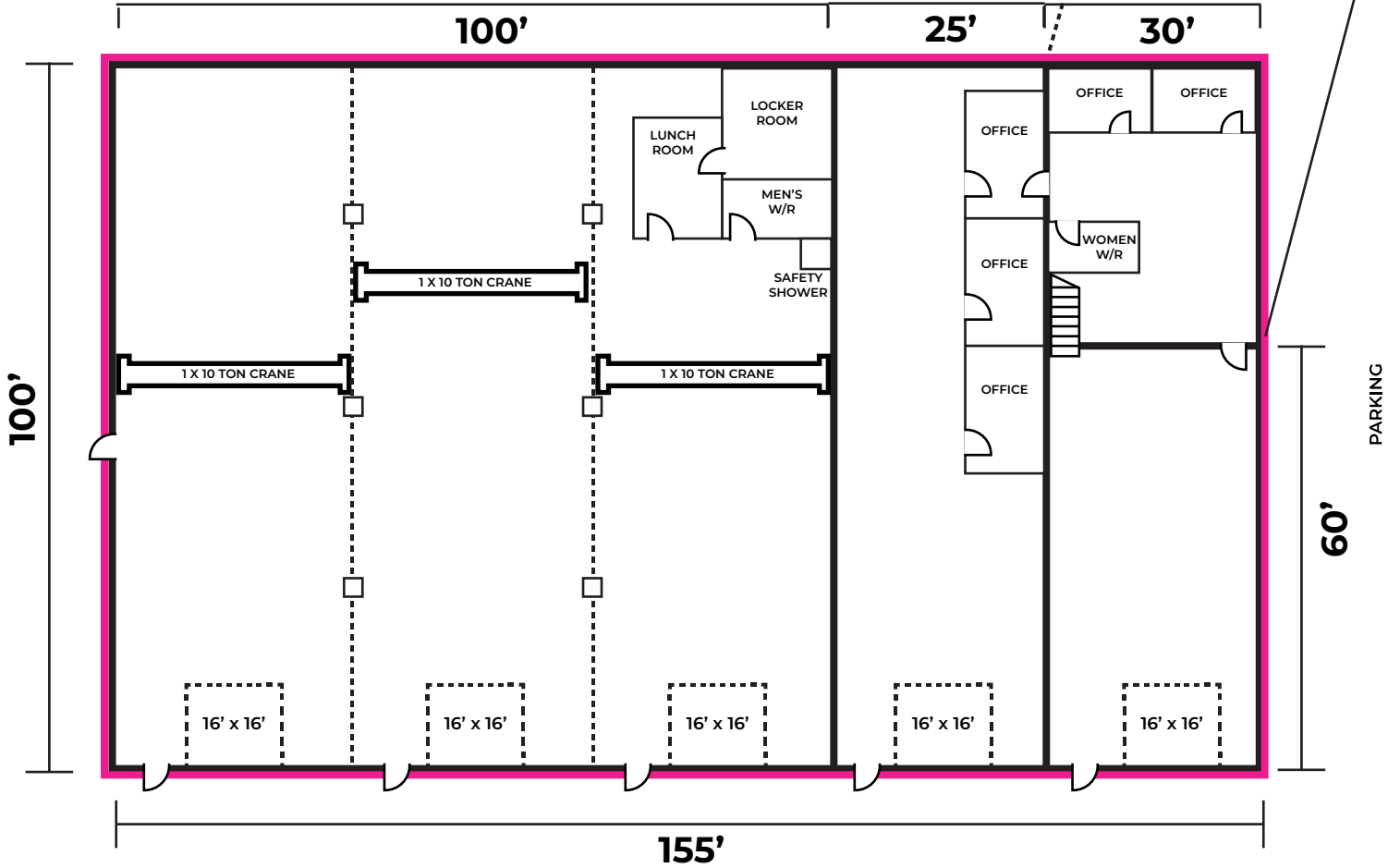
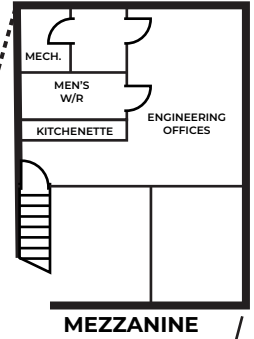
Yard:	Yes
Heat:	Radiant
Exhaust Fans:	Yes
Power:	600 v / 400 Amp / 3 Phase – TBC by Tenant
Lighting:	LED
Loading:	5 x 16' x 16' Sunshine Grade Doors
Sump:	Yes
Trech Drain:	Bay 7
Ceiling Height:	26' - 30'   22' Under Bridge
Crane:	3 x 10 Ton

 **BUILDING 1 HIGHLIGHTS**

- Main floor office with developed mezzanine
- Shop lunchroom and locker room
- Bay 7 is a former wash bay with HYDRO TEK pressure washer
- Compressor w/ airlines
- LED lighting throughout
- 3 x 10 T cranes with full shop coverage in 3 bays

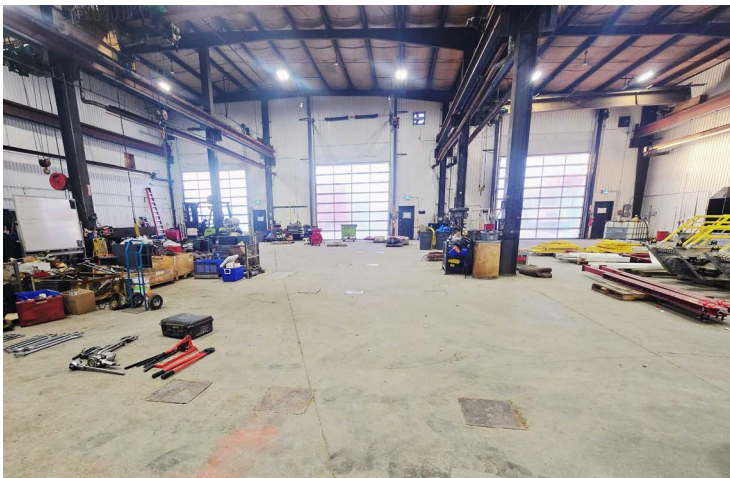
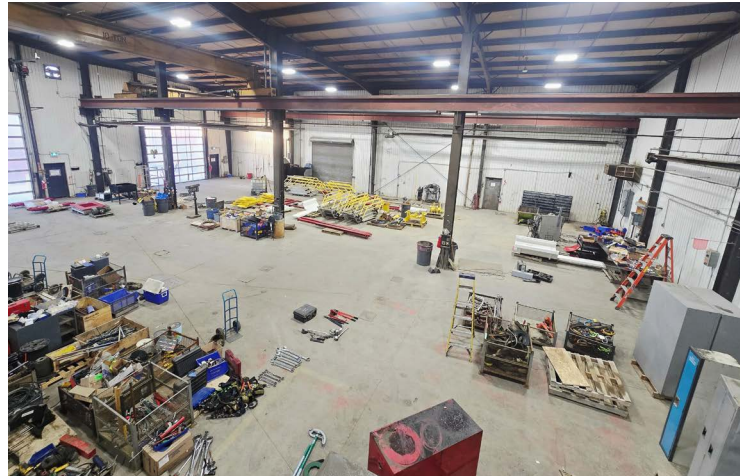
**BUILDING 1**  
**FLOOR PLAN**

9217 27 Avenue, Edmonton



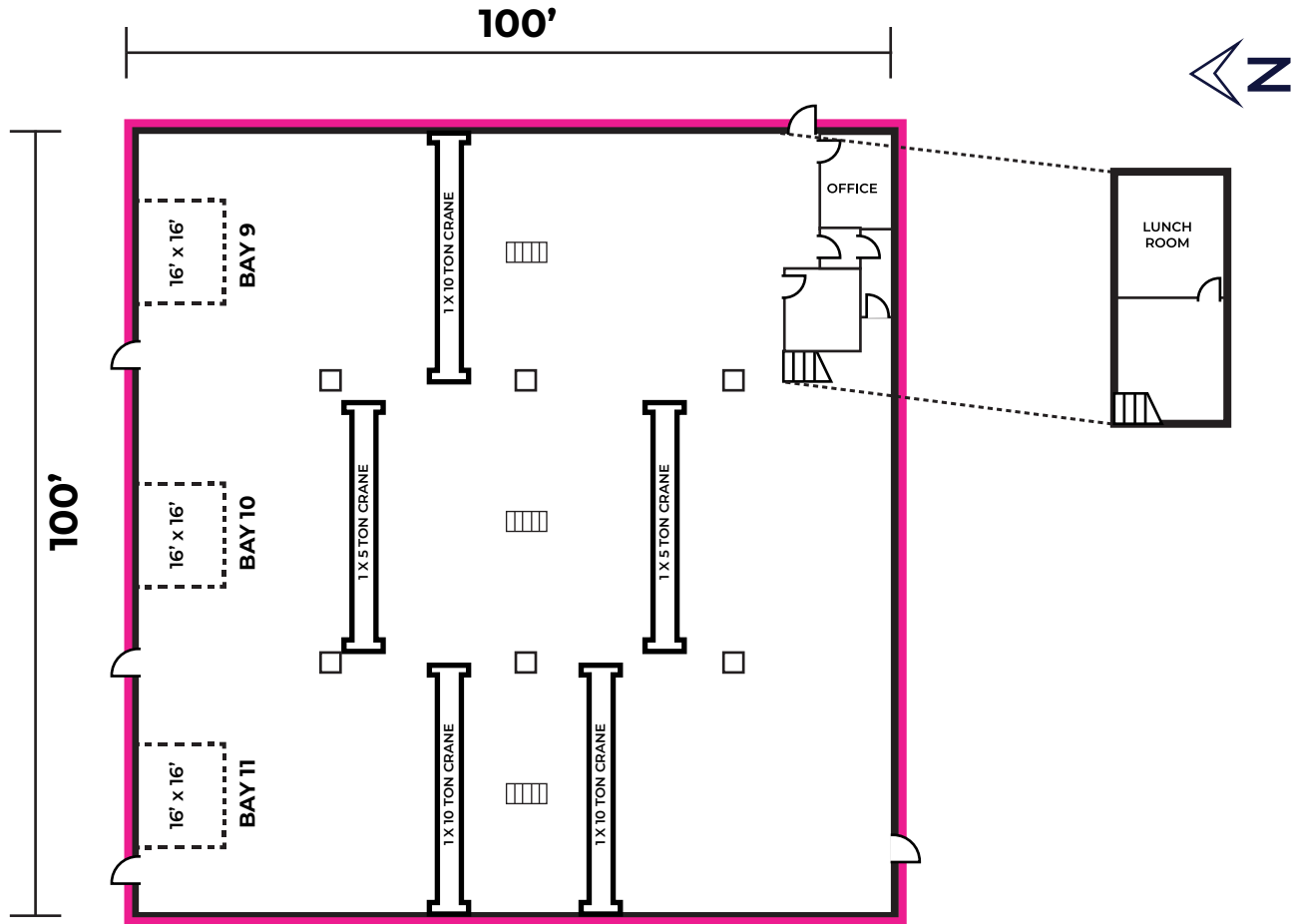
Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise.

Property features:



# BUILDING 2 FLOOR PLAN

9217 27 Avenue, Edmonton



## BUILDING 2 DETAILS

Yard:	Yes
Heat:	Radiant unit heaters
Exhaust Fans:	Yes
Power:	600 v / 400 Amp / 3 Phase – TBC by Tenant
Loading:	3 x 16' x 16' Sunshine Grade Doors
Sump:	Yes - in each bay
Crane:	1 x 10 Ton / Bay 9
	2 x 5 Ton / Bay 10
	2 x 10 Ton / Bay 11

## BUILDING 2 HIGHLIGHTS

- Small office with mezzanine lunchroom
- Multiple cranes with full shop coverage
- LED lighting throughout

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# BUILDING 2 PHOTOS

9217 27 Avenue, Edmonton

Property features:



SUMP



HEAT



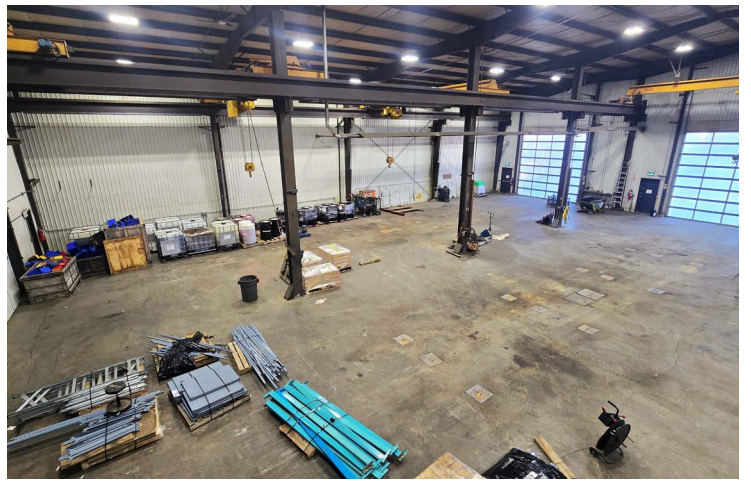
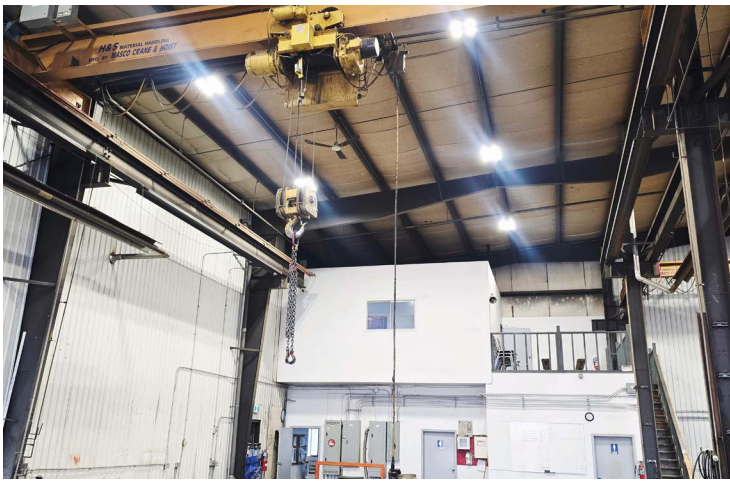
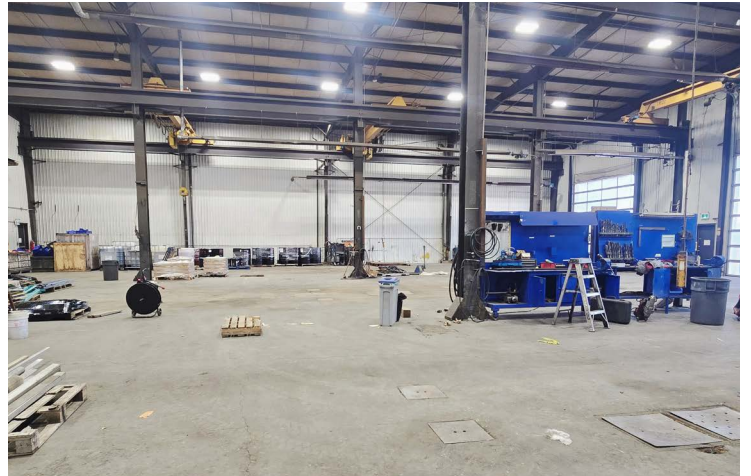
CRANE



LOADING



YARD





**NEIGHBORHOOD HIGHLIGHTS**

- **Parsons Industrial Park:** Situated in a major commercial and industrial area in south Edmonton that serves as an important hub for businesses involved in logistics, light manufacturing, distribution, and commercial services. It's strategically positioned with excellent access to key roadways and surrounded by a variety of retail and service amenities.
- **Access to Major Highways:** A few minutes to reach Whitemud Drive for fast east-west travel. From Whitemud Drive, you can join Anthony Henday Drive (ring road) to circle around Edmonton or get onto Calgary Trail/Gateway Boulevard toward downtown and the airport.
- **South Edmonton Costco:** Just across the street and with direct access is the Costco warehouse store and gas station.
- **Nearby Amenities:** Right nearby in South Edmonton Common and surrounding commercial strips, offering shopping, dining, fuel, home goods, entertainment, tech stores, and family services — all within a short drive.



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