AICRE COMMERCIAL

FOR SALE



9285 49 Street, Edmonton

59,700 SF (+/-) Freestanding Industrial

PROPERTY DETAILS

Address:	9285 49 Street, Edmonton
Legal:	Plan 7822340, Block 5, Lot 11
Zoning:	Business Employment (BE)
Site Size:	2.47 Acres (+/-)
Building Size:	59,700 SF (+/-)
Property Tax:	$205,556.01
Sale Price:	~~$9,995,000.00~~ $8,750,000.00
Possession:	60 Days

PROPERTY HIGHLIGHTS

- Open Showroom/Office Area at front of building
- Large warehouse
- Racking with sprinkler system installed
- Steel engineered mezzanine
- Makeup air unit
- Exhaust fans in warehouse
- Multiple washroom - including separate warehouse washrooms
- Fully enclosed loading bay

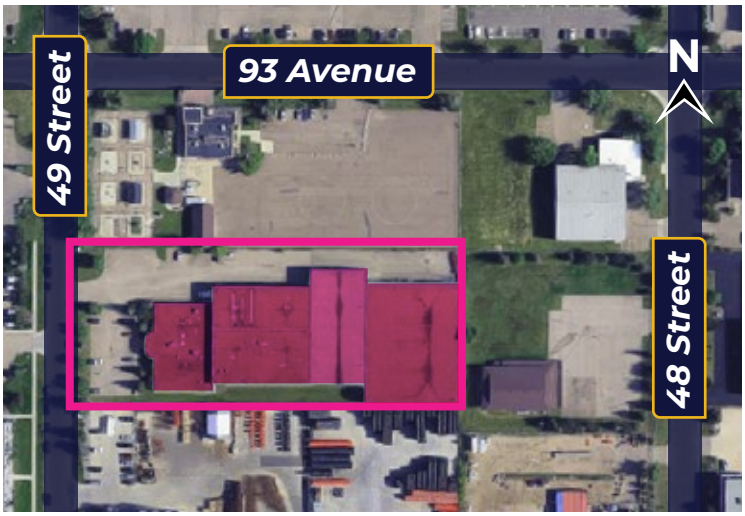
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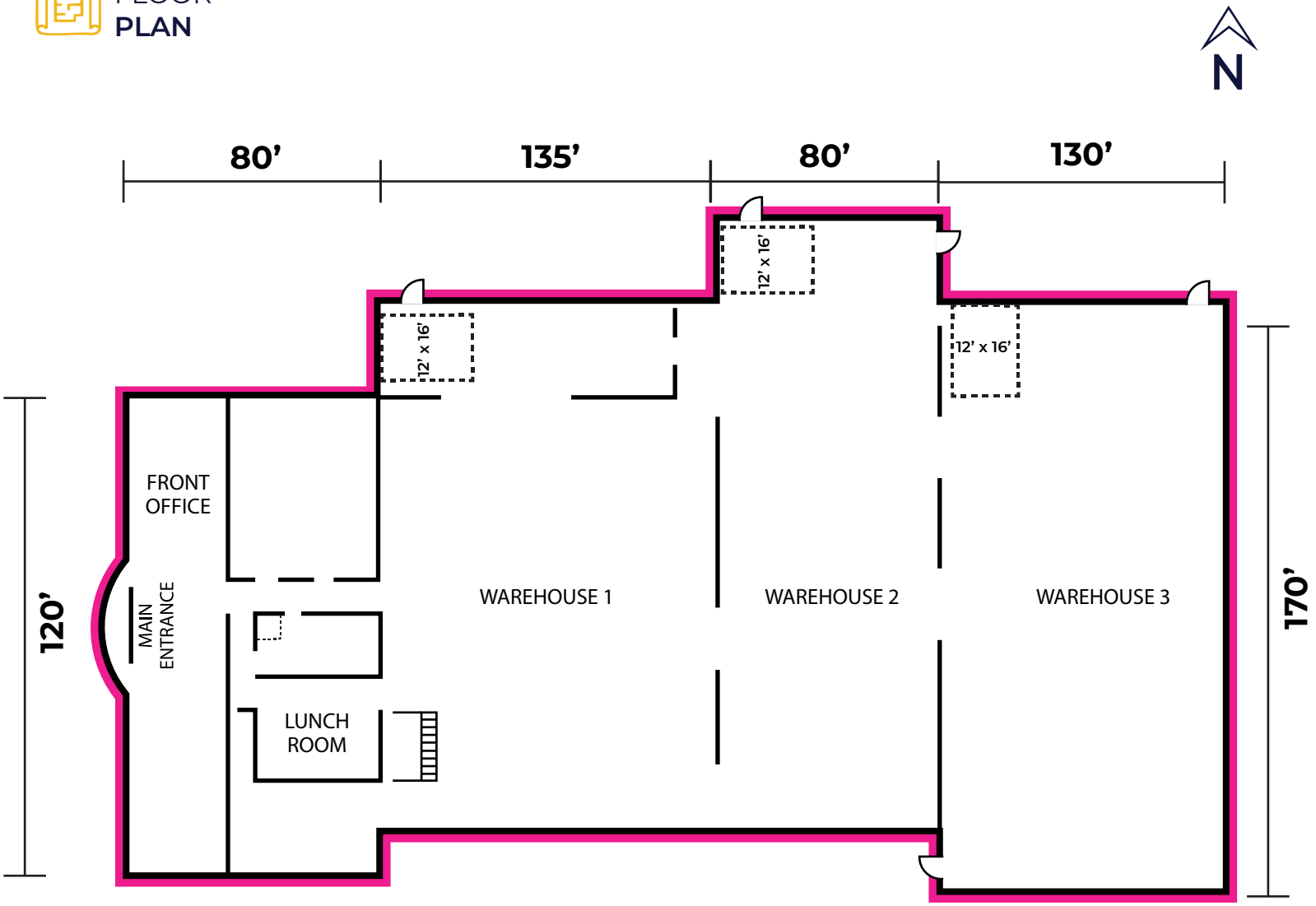
BUILDING **DETAILS**

9285 49 Street, Edmonton

Heat:	Overhead Forced Air Throughout
Power:	1,200A, 120/208V, 3-phase – TBC by Tenant
Loading:	3 - 12' x 16' (OH) Powered Doors
Sump:	Yes
Floor Drain:	Yes
Ceiling Height:	19"
Make Up Air:	Yes
Fully Sprinklered:	Yes



FLOOR **PLAN**



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 details** provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details —should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.

Property features:

SUMP HEAT LOADING YARD



Warehouse 1: Well-Maintained



Warehouse 1: Large & Functional Space



Warehouse 1: Exhaust Fans Throughout



Warehouse 2: Pallet Racking



Storage Steel Mezzanine



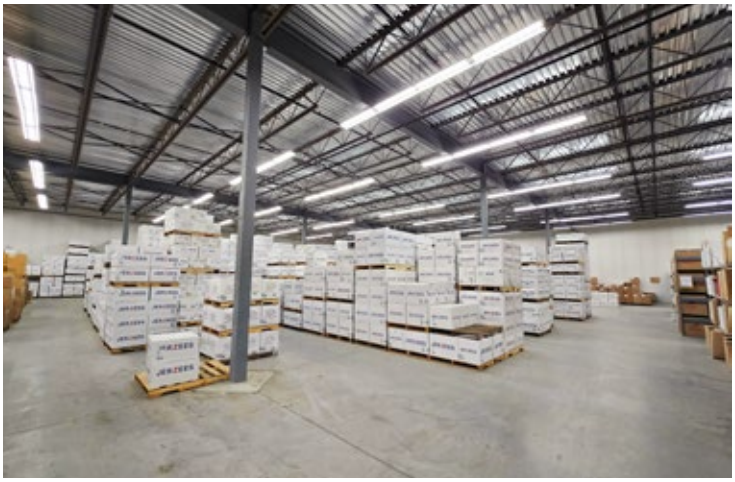
Storage Steel Mezzanine

PROPERTY PHOTOS

9285 49 Street, Edmonton

Property features:

SUMP | HEAT | LOADING | YARD



Warehouse 3: Bright & Well-lit Space Throught



Warehouse 3: Fully Enclosed Loading Bay



Open Showroom/Office Area



Well-integrated Storage Space



Private Office Spaces



Boardroom

PROPERTY LOCATION

9285 49 Street, Edmonton

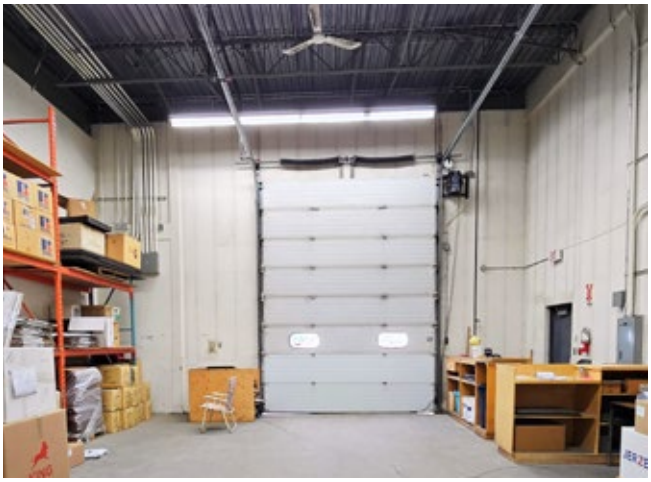
Neighbourhood features:

BUSINESS PARK | AIRPORT | HWY ACCESS | RESTAURANTS



NEIGHBORHOOD HIGHLIGHTS

- **Parsons Industrial Park:** Southeast Edmonton industrial area located around 50 Street and 93 Avenue, offering convenient access to major transportation routes. Convenient commute with approximately 20-minute access to central Edmonton
- **Access to Major Highways:** Excellent access to major routes including 50 Street and the Anthony Henday Drive via Baseline Road. A few minutes to reach Whitemud Drive for fast east-west travel.
- **Nearby Amenities:** Including restaurants, services, and Industrial parks.



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