



# Southeast Freestanding Shop/Office

POTENTIAL RAIL SPUR ACCESS

9021 - 46 STREET, EDMONTON, AB

**FOR SALE**



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAI EDMONTON.COM

**DON ROBINSON**

Senior Associate  
780 655 5667  
drobinson@naiedmonton.com

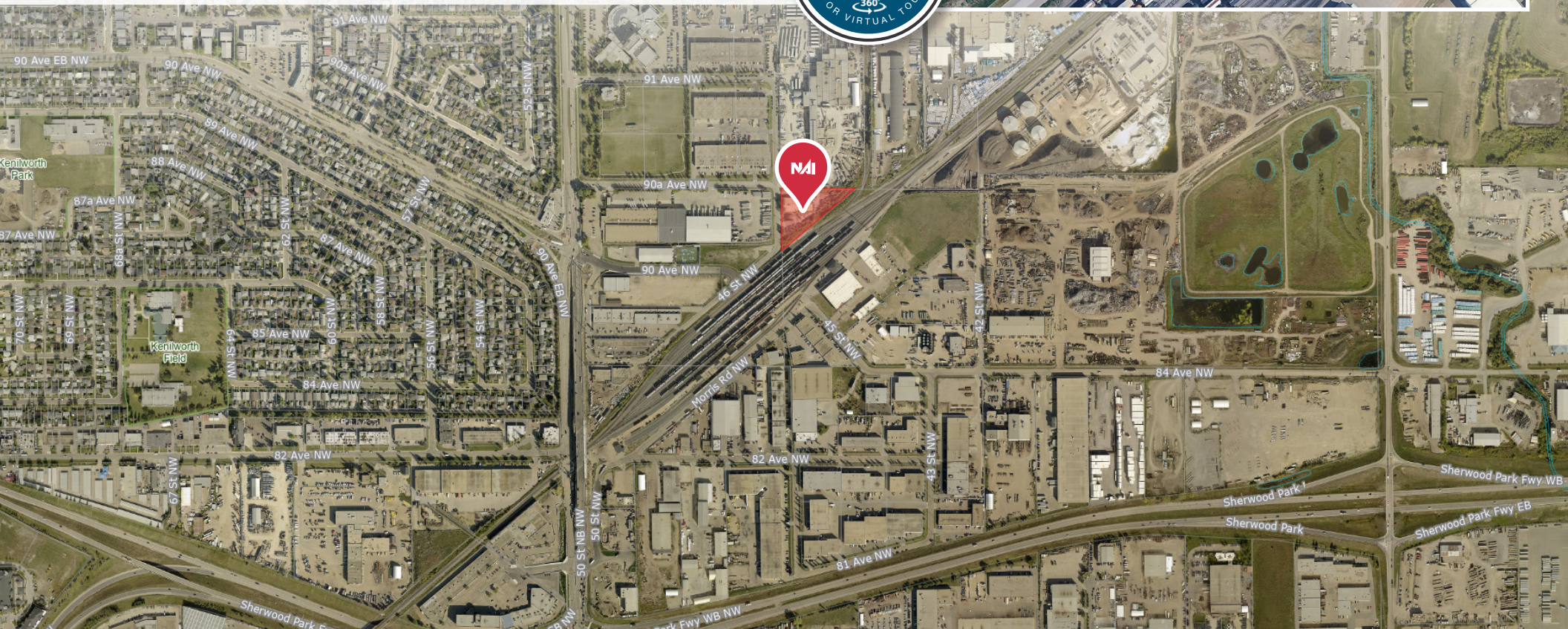
**HARRIS VALDES**

Associate  
778 386 1032  
hvaldes@naiedmonton.com



## Property Highlights

- Rare freestanding building in Southeast Edmonton
- One 13' x 14' pass-through door, one 12' x 10' grade loading door and one 8' x 10' grade loading door with potential to add / expand
- Heavy power
- 7-ton crane
- Potential to activate rail spur
- Partially paved yard
- Air conditioned office
- Paint booth
- Excellent access via 50th Street, Sherwood Park Freeway



## Additional Information

SIZE AVAILABLE	Main Floor 16,540 SF ± 2nd Floor 2,003 SF ± Total: 18,543 SF ±
LEGAL DESCRIPTION	Plan 3526AS Blk Y
ZONING	IM (Medium Industrial)
AVAILABLE	Within 60 days
CEILING HEIGHT	Main Shop: 20.5' – 21.5' Sloped Roof Shops: 18' – 24' Storage Warehouse: 12'
HEATING	In-slab radiant heating (North building) Make-up Air (South building)
POWER	Service = 800 AMP 3-Phase (208 V) Transformer = 480 V
LOADING	(1) 13' x 14' pass-through w/ potential to expand (1) 12' x 10' grade (1) 8' x 10' grade w/ potential to expand
SITE/YARD SIZE	2.32 Acres±
YEAR BUILT	1993 with rear add-on in 2007
PROPERTY TAXES	\$85,863.26 (2025)
SALE PRICE	\$3,867,000





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🌐 [www.naiedmonton.com](http://www.naiedmonton.com)