



4825 - 89 STREET | EDMONTON, AB | OFFICE/WAREHOUSE

PROPERTY DESCRIPTION

- Easily accessible south side location currently operated as a fitness studio
- Currently comprised of front showroom/office, open recreation or warehouse space, changerooms with showers, washroom facilities, plus fully developed second floor office in the mezzanine
- Works well for other recreation uses, although the BE zoning allows for a variety of traditional warehouse users
- Pylon signage available
- Professional management in place

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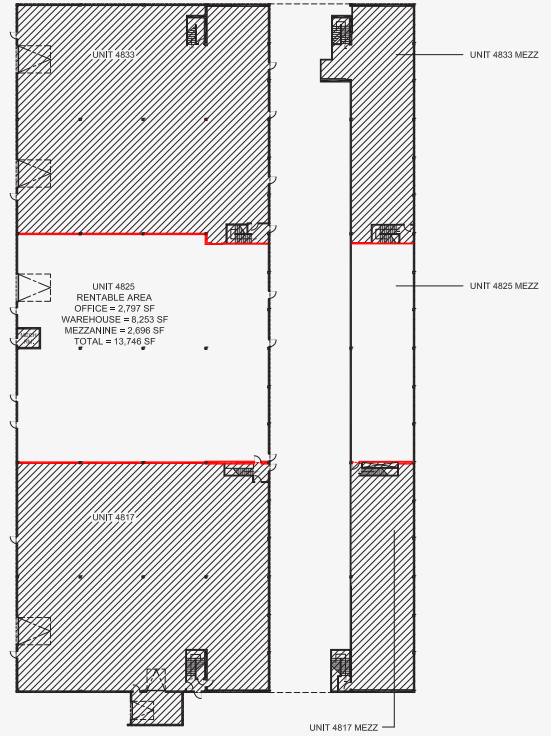
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ADDITIONAL INFORMATION

AREA AVAILABLE	Main floor office: 2,797 sq.ft.± Second floor office: 2,696 sq.ft.± Warehouse: 8,253 sq.ft.± Total: 13,746 sq.ft.±
LEGAL DESCRIPTION	Plan 5057TR, Block 8, Lot 9
AVAILABLE	June 1, 2026
ZONING	BE (Business Employment)
CEILING HEIGHT	21'5"
LEASE TERM	Three to ten years
NET LEASE RATE	Starting at \$9.75 per sq.ft. net
OPERATING COSTS	\$7.24/sq.ft./annum (2026 estimate) Includes building insurance, property tax, common area maintenance and management fees.



SECOND FLOOR OFFICE



MAIN FLOOR RECEPTION



WAREHOUSE

