

# Industrial Condo For Sale

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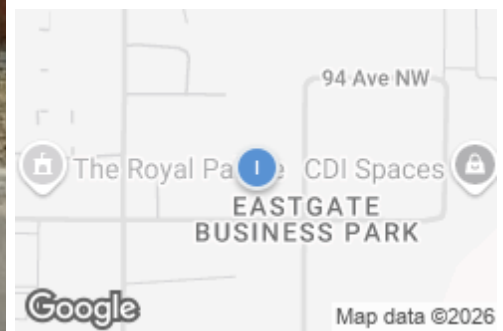
10630 124 St NW Edmonton, AB T5N1S3

## fee Simple (Condos)

4808 93 Avenue, Edmonton, AB, T6B 2P8

Industrial: Warehouse/Office Condo For Sale

Prepared on March 11, 2026



### Listing Details | Industrial Condo For Sale

Condo	Yes	Yard	Yes: Paved
Total Available Space	<b>1,442 SF</b>	Standard Electric	<b>Yes</b>
Asking Price	<b>\$385,000</b>	Clear Height	-
Listing Price Per SF	<b>\$266.99</b>	Ceiling Height	<b>17 ft</b>
Cap Rate (Actual)	-	Dock High Doors	-
Possession	<b>60 Days</b>	Grade Level Doors	<b>1</b>
Vacant	<b>No</b>	Condo Fee Desc.	<b>383.82</b>
Available Date	<b>Now</b>	Heated	<b>Yes</b>
Days On Market	<b>2 days</b>	Restrooms	<b>1</b>
Date Listed	<b>3/09/2026</b>	Parking Spaces	<b>6</b>
Last Modified	<b>3/11/2026</b>	Amps Built to Suit	<b>To be determined</b>
Listing ID	<b>44497429</b>	Phase Built to Suit	<b>To be determined</b>

### Description

Introducing an exceptional commercial condo warehouse nestled in Eastgate Business Park. This compact industrial space boasts a grade loading door, radiant tube heating, and a single washroom. Zoned IB, it caters to a diverse array of businesses. With easy access to major roadways like 50 St, Anthony Henday, and 101 Ave/Baseline Rd, it's an ideal investment for storage or as a warehouse/office space. Featuring a front portion comprising one office, a storage room, and a two-piece bathroom, a sizeable 14x12 rear grade level overhead door. Both front and rear parking are available. Plus, enjoy the peace of mind knowing the condo board replaced the roof membrane in 2019. With an ETS stop directly in front of the building, accessibility is unparalleled.

### Property Details

Property Type	<b>Industrial</b>	Land Size	<b>0.1 Acres / 4,356 SF</b>
Sub Type	<b>Warehouse/Office</b>	Number of Buildings	<b>1</b>
Zoning	<b>IB</b>	Floors	<b>1</b>
Building Status	<b>Existing</b>	Year Built	<b>1978</b>
Building Size	<b>1,464 SF</b>	Primary Construction	<b>Masonry</b>

### Contact



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