



FOR SALE

6,729 SF Prime Industrial Condo Unit in South Edmonton

BAY PLAZA 5

2419 96 Street NW Edmonton AB

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Industrial Condo Corner Unit for Sale – Bay Plaza 5

Sable Realty is pleased to offer a prime industrial condo corner unit for sale at Bay Plaza 5, located at 2419 96 Street NW, Edmonton. This 6,729 SF unit features 4,780 SF of main floor space and 1,949 SF of mezzanine, including a developed main floor and second-level office area. The space is designed with a front office, office mezzanine, and a rear warehouse, making it suitable for a variety of industrial and business uses.

The unit is equipped with two grade-level loading doors, high ceilings, and ample on-site parking, ensuring efficient operations and accessibility. Strategically located in Parsons Industrial, the property offers excellent connectivity to Anthony Henday Drive, Whitemud Drive, Calgary Trail, and major transportation routes.

Surrounded by a wide range of retail amenities, including South Edmonton Common, the area provides convenient access to major retailers such as Walmart, Costco, IKEA, and The Home Depot, as well as numerous dining options, fuel stations, and essential services.

This high-exposure corner unit presents an excellent opportunity for owner-users or investors seeking a versatile industrial space in a thriving business district.

PROPERTY DETAILS

Property Name	Bay Plaza 5	Electrical Service	225 A, 3 Phase
Year Built	2006	Loading	Two grade loading docks (12' X 14' manual overhead door)
Municipal Address	2419 96 Street NW	Parking	Scramble
Legal Description	Condo Plan 0728510, Unit 1	Availability	Immediately
Zoning	BE - Business Employment	Utilities	Separately Metered
Neighbourhood	Parsons Industrial	Property Taxes	\$43,135 (2024)
Clear Height	20 ft	2025 Assessment	\$1,596,000
Unit Size	6,729 SF Gross Area (4, 780 SF Main Floor Area and 1,949 SF Mezzanine)	Condo Fees	\$20,797.92 (2024)
Mechanical System	Forced air unit with roof top AC and electrical hot water heater	Purchase Price	\$1,365,000.00

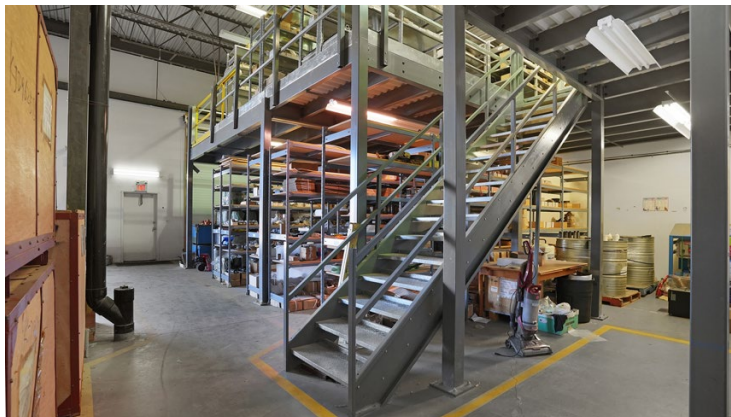


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