

FOR SALE

LEWIS FARMS INDUSTRIAL CONDOMINIUM

1

POSSESSION
FEB 1, 2026



11, 9903 - 209 STREET NW | EDMONTON, ALBERTA

Situated just off of Highway 16A & Winterburn Road (215 Street), the subject property is nestled on the south side of the exterior complex and has the following highlights:

- $\pm$ 1,050 square feet plus a partial mezzanine not included in the leaseable area
- 12'x 10' overhead grade load & shop door
- Gated asphalt driveway with dual access & secured with cameras & an owner's clubhouse
- 1-2 day time only parking area at front of unit
- Easily accessible from 215 Street & 99 Avenue
- Upgrades to the unit include LED lighting, new paint, steel stud mezzanine, air compressor lines and electrical outlets throughout.
- Ideal for recreational toy storage, small contractor businesses not requiring yard storage or heavy water or power usage

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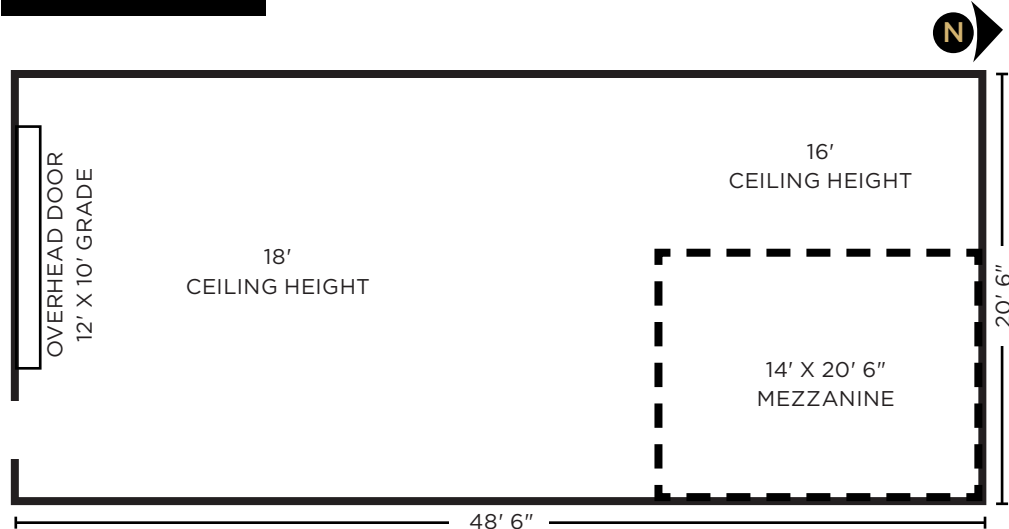
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FLOOR PLAN



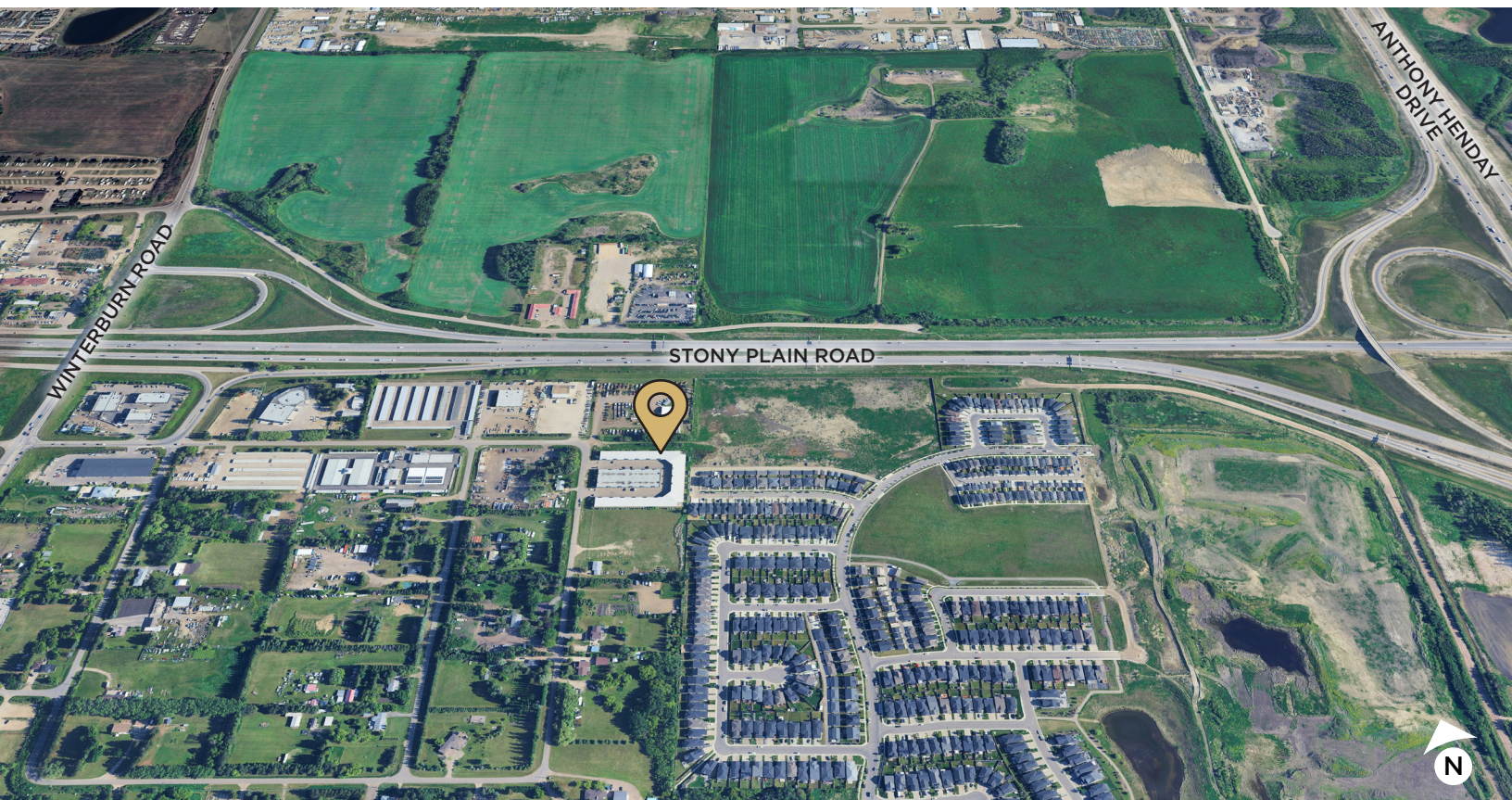
Floor plan is provided for discussion purposes only and is subject to verification.

SHOP FEATURES

- Potable water only
- Forced air overhead unit
- Steel studded partial mezzanine
- Open kitchenette area

MUNICIPAL	11, 9903 - 209 STREET, EDMONTON	CEILING HEIGHT	18' AT OVERHEAD DOOR SLOPING TO 16' AT BACK OF UNIT
LEGAL	PLAN 1324887, UNIT 14	LOADING	(1) 12'W X 10' H GRADE DOOR
SUBDIVISION	LEWIS FARMS INDUSTRIAL	POWER	100 AMP, 220 VOLT, 2 PHASE POWER (TBC)
YEAR BUILT	2013	ZONING	BE - BUSINESS EMPLOYMENT ⓘ
UNIT SIZE	MAIN ± 1,050 SF	Click to View BE Zoning Uses	

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\$245,000
Sale Price



\$6,047
Property Taxes (2025 est.)



\$3,684
Condo Fees (2025)

NEIGHBOURHOOD POPULATION (5 KM | 2023) **80,474**

AVERAGE HOUSEHOLD INCOME (5 KM | 2023) **\$109,776**

TRAFFIC COUNT | STONY PLAIN RD & 209 ST **47,460**



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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.

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