

RESEARCH CENTRE I

FOR SALE 9403 - 20 AVENUE, EDMONTON AB

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THE OPPORTUNITY

A Premier Multi-Tenant Facility in Edmonton Research Park

- 38,166 sq.ft.± with gross leaseable area of 34,488 sq.ft.± industrial building with a flexible mix of office, production, and fully equipped wet lab spaces
- Strategically located in the Edmonton Research Park, surrounded by innovative industrial and research organizations
- Direct access to South Edmonton Common for convenience and amenities



Key Features

- Three (3'x10') rear overhead loading doors for efficient logistics
- Multiple pedestrian access points (front and rear)
- Dual parking lots (front and rear) offering 3× the industry average in parking capacity
- Heavy electrical power capacity to support advanced operations
- Wet lab facilities ready for immediate occupancy and use
- Potential Development opportunity to add new 9,600 sq.ft. 13,800 sq.ft. building to rear portion of site.

Current Occupancy

- 85% leased
- Diverse tenant mix with Weighted Average term remaining of 1.03 Years
- Net Operating Income Please reach out to Listing Agent for Rent Roll Information

OPHI ATION

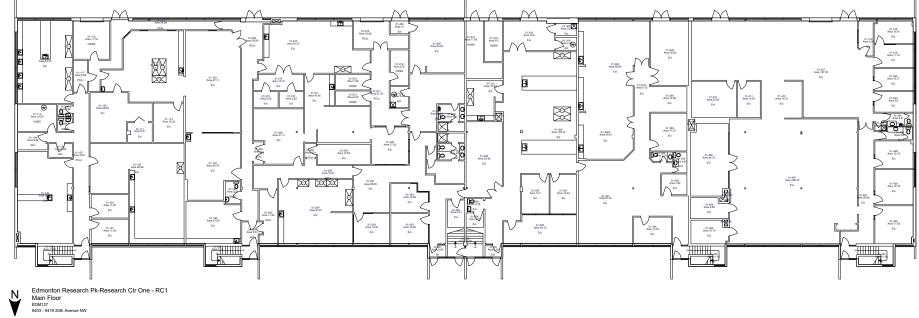
\$99,186 AVERAGE HOUSEHOLD INCOME

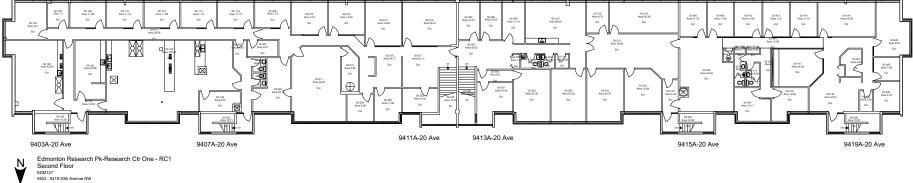
PROPERTY INFORMATION

LEGAL DESCRIPTION	Lot 1, Block 2, Plan 812 0859
ZONING	Business Employment (BE)
GROSS BUILDING AREA	38,166 sq.ft.±
LEASABLE/USABLE AREA	34,488 sq.ft.±
LAND AREA	2.92 acres or 1.18 hectares±
YEAR BUILT	1983
PARKING STALLS	132 energized
PROPERTY TAXES	\$56,538.40 (2024)





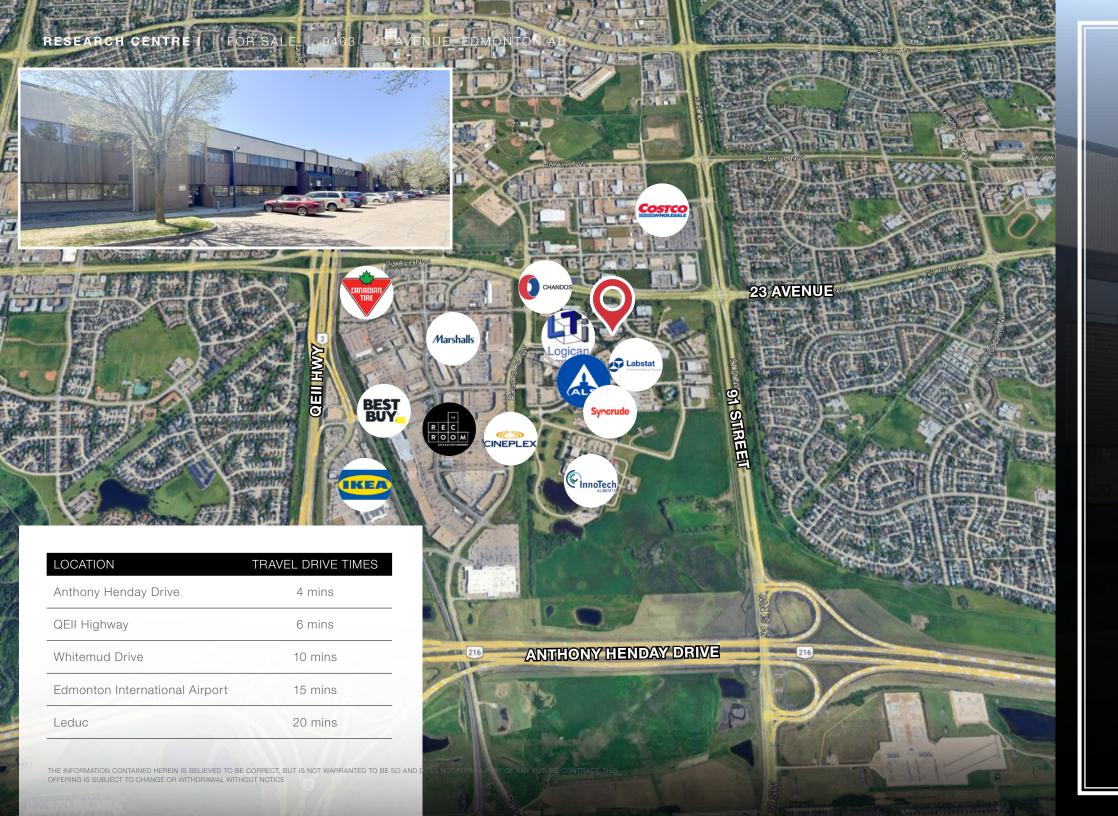




SALE PRICE: \$6,500,000

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