

\$375,000 - 4840 93 Avenue, Edmonton

MLS® #E4455276

\$375,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Eastgate Business Park, Edmonton, AB

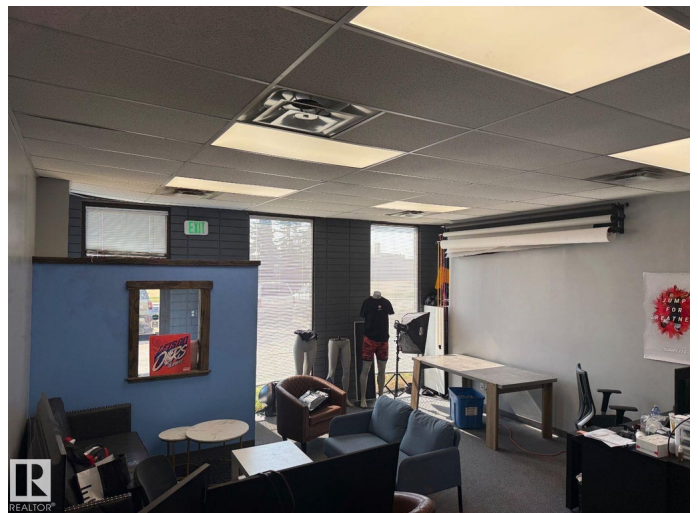
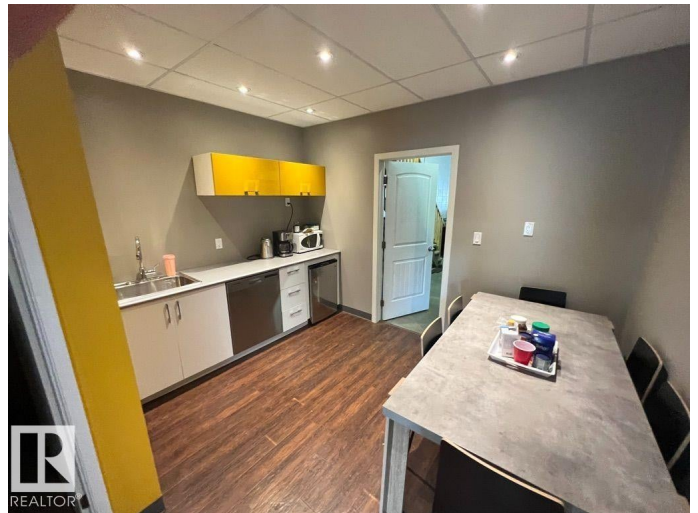
Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Turnkey 1,437 sq. ft. industrial condo bay in Eastgate Business Park. Updated, clean, and move-in ready. Efficient layout with front office/showroom (≈1/3) and warehouse (≈2/3), plus a bonus ±200 sq. ft. mezzanine for extra storage. Office area includes a fresh, renovated open-concept showroom, a separate private office, built-out kitchen, and washroom, with hard-wired ethernet to each workstation. Warehouse features a 14'™ W × 12'™ H rear grade-level overhead door and an overhead forced-air unit. 125A, 120/208V electrical service, air conditioning, alarm system, and an office furnace with ducting. Concrete block demising walls with neighbours. Plenty of front and rear on-site parking. Condo board replaced the roof membrane in 2019; very strong reserve fund. Condo fees only \$373/month. Excellent access and transit, ETS stop right out front, minutes to 50 St, Anthony Henday, and 101 Ave/Baseline Rd.

Built in 1978

Essential Information

MLS® # E4455276

Price \$375,000



Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Industrial
Status	Active

Community Information

Address	4840 93 Avenue
Area	Edmonton
Subdivision	Eastgate Business Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 2P8

Exterior

Exterior	Concrete
Construction	Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	3
Zoning	Zone 42

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Listing information last updated on September 1st, 2025 at 3:02pm MDT