

## \$289,000 - 3 9903 209 Street, Edmonton

MLS® #E4463319

**\$289,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

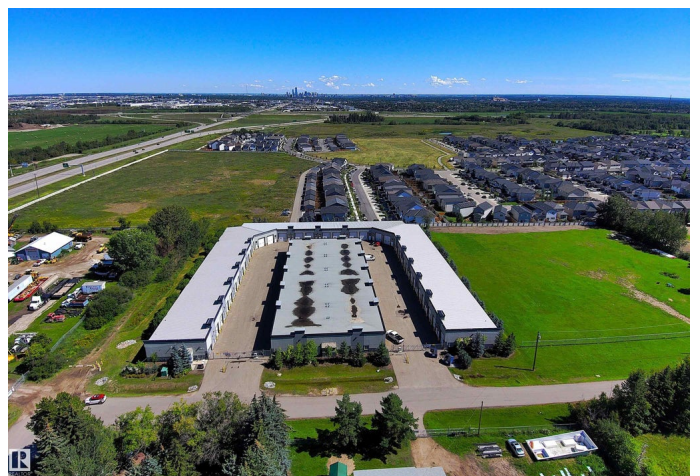
Lewis Farms Industrial, Edmonton, AB

Commercial Warehouse/Storage Bay for Lease with 12' x 10' overhead door. Prefect for Small Business or your Storage needs. Very Convenient Location in the West End. Right Off of Winterburn Road, next to Highway 16A and seconds to Anthony Henday for Easy Access. This Bay has a 12' x 10' overhead door with a storage room that has built-in shelving on the Main Floor. The Mezzanine (2nd floor) is open for storage. There is No running water in this Bay. This Unit has access to the Very Cool Clubhouse which is 2 doors down (50'). Washroom Facilities and Team Meeting Area is available in Clubhouse. Condo Fee of \$306.87/month includes Power, Heat, Waste, Site Maintenance and Reserve Fund (Everything). Gated Entrance (Keypad Access) and Excellent Location for Your Storage Needs or Business. Quiet and Secure Area.

Built in 2012

### Essential Information

|            |            |
|------------|------------|
| MLS® #     | E4463319   |
| Price      | \$289,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2012       |
| Type       | Industrial |
| Status     | Active     |



**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 3 9903 209 Street      |
| Area        | Edmonton               |
| Subdivision | Lewis Farms Industrial |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5T 5X9                |

**Exterior**

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 58            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 26th, 2025 at 1:17pm MDT