

# Office/ Warehouse Condo

Located in Savaryn Business Centre

9048/50 - 22<sup>nd</sup> Avenue SW  
Edmonton, Alberta

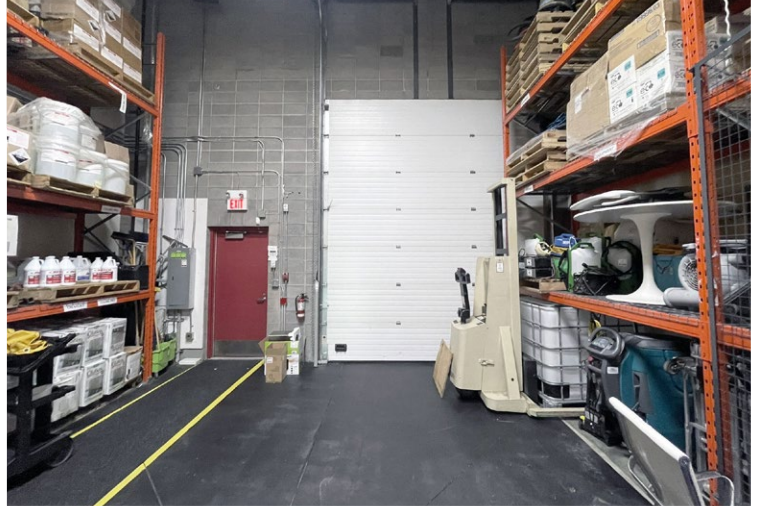
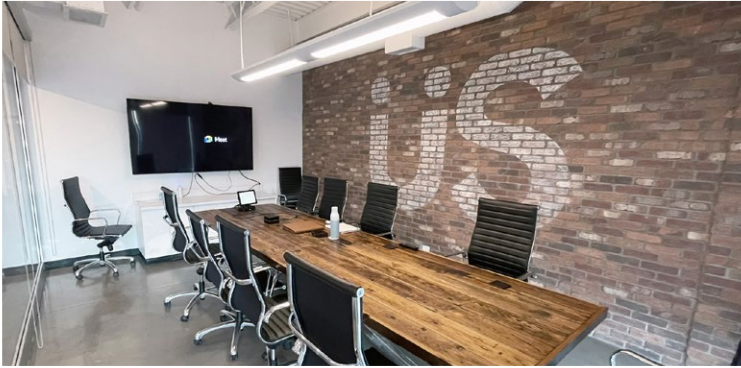
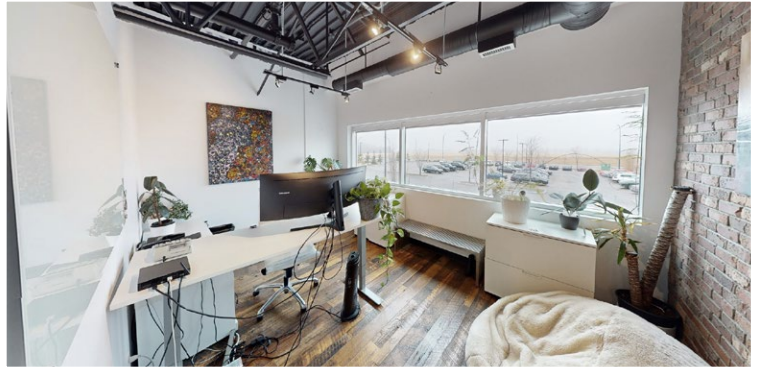
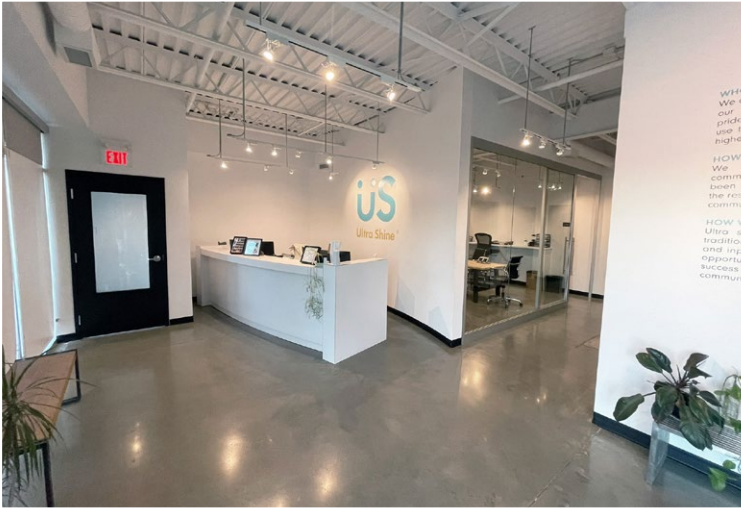
5,073 SF with Grade Loading

 [Click here for virtual tour](#)



## Office/Warehouse Condo

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The property offers a prime location with convenient access to major roadways, features modern construction with high-quality finishes, and is a turnkey unit suitable for immediate operation. It combines high-end office space with warehouse facilities, which is a rare find in the Greater Edmonton market.



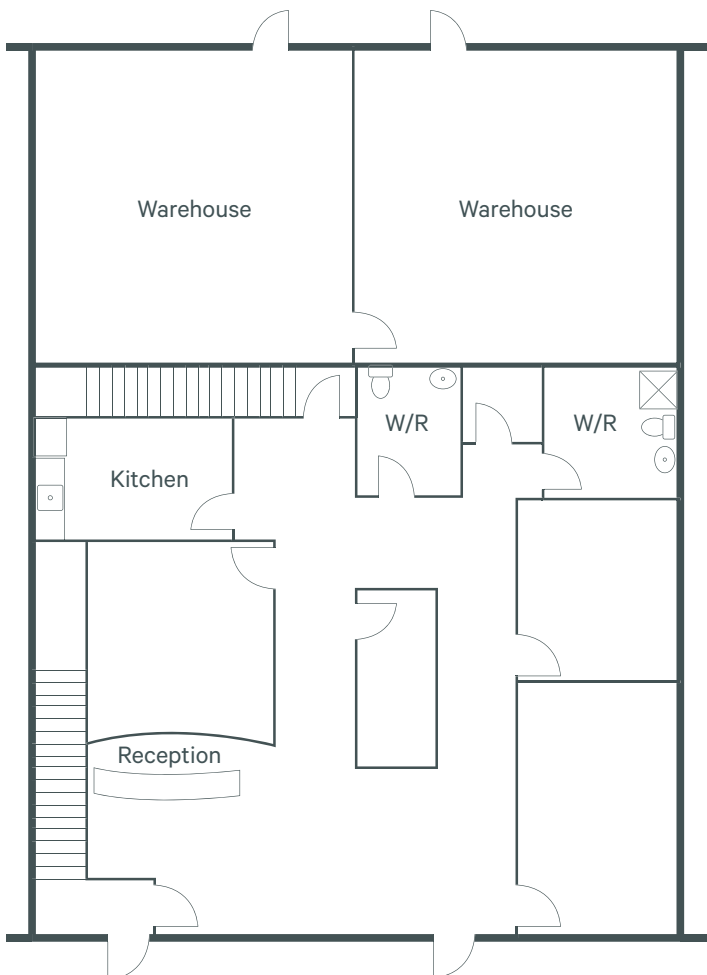
# For Sale

Legal Address	Plan 1423550; Units 6 & 7	
Zoning	EIB - Ellerslie Industrial Business	
Year Built	2014	
Available Area	Main Floor	1,981 sq. ft.
	Second Floor Office	1,884 sq. ft.
	Warehouse	1,208 sq. ft.
	Total	5,073 sq. ft.
Grade Loading	(2) 12' x 14'	
Construction	Steel frame	
Ceiling Height	19'8" clear	
Power	225 amp, 3-phase, 4-wire <i>*To be confirmed</i>	

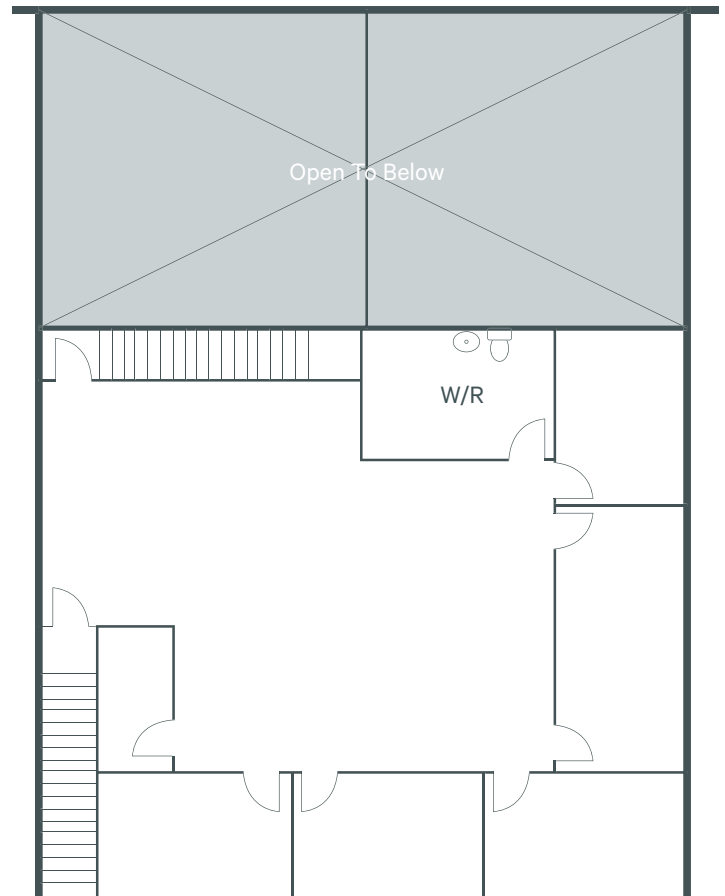
Heating	Radiant in warehouse Rooftop forced air in office
Office A/C	Yes
Lighting	Various
Sprinklers	Yes
Parking	Surface energized
Condo Fees (2024)	\$999.88 / month
Taxes (2024)	\$25,841.19
Sale Price	\$2,000,000.00
Available	60 days notice

 Click here for virtual tour

## Main Floor



## 2nd Floor



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## Contact Us

### Kevin Hughes

Senior Vice President  
+1 780 917 4634  
kevin.hughes@cbre.com

### Gregg Maimann

Senior Vice President  
+1 780 917 4632  
gregg.maimann@cbre.com

### Trevor Schmidt

Vice President  
+1 780 917 4641  
trevor.schmidt@cbre.com

### Jordan Adams

Vice President  
+1 780 917 4645  
jordan.adams@cbre.com

### Braylon Klemchuk

Vice President  
+1 780 229 4687  
braylon.klemchuk@cbre.com

### Jay Olmstead

Sales Representative  
+1 780 554 1191  
jay.olmstead@cbre.com

### John Allan McKay

Associate  
+1 780 915 5020  
johnallan.mckay@cbre.com

### Lucas Neumeyer

Associate  
+1 780 850 2267  
lucas.neumeyer@cbre.com

\*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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