



7,971 SF OFFICE/WAREHOUSE IN SOUTH EDMONTON

2407 96 STREET

-  Well designed office space featuring 6 offices and lunchroom
-  Oversized grade loading door
-  Easy access to Whitemud Drive, Anthony Henday, and Calgary Trail
-  Prominent location in South Edmonton with an abundance of amenities in close proximity

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2407 96 STREET

LEGAL DESCRIPTION
Plan 0728519, Unit 3

MUNICIPAL ADDRESS
2407 96 Street, Edmonton, AB

YEAR BUILT
2006

BUILDING SIZE
7,971 SF

ZONING
BE - Business Employment

LOADING
(1) 14' x 24' grade door

CEILING HEIGHT
20' clear

POWER
200 Amps, 3 Phase (TBC)

TAXES
\$40,685.66 (2025)

CONDO FEES
\$19,186.17/annum (est. 2025)

SALE PRICE
\$1,750,000



