

FOR SALE

VANTAGE CONDO IN LEWIS ESTATES

46, 9903 209 STREET,
EDMONTON, AB



**CUSHMAN &
WAKEFIELD**
Edmonton

1,060 SF END UNIT

Mark Bowman

Associate
780 993 3783
mark.bowman@cwedm.com

Jacob Dykstra

Senior Associate
780 934 7769
jacob.dykstra@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

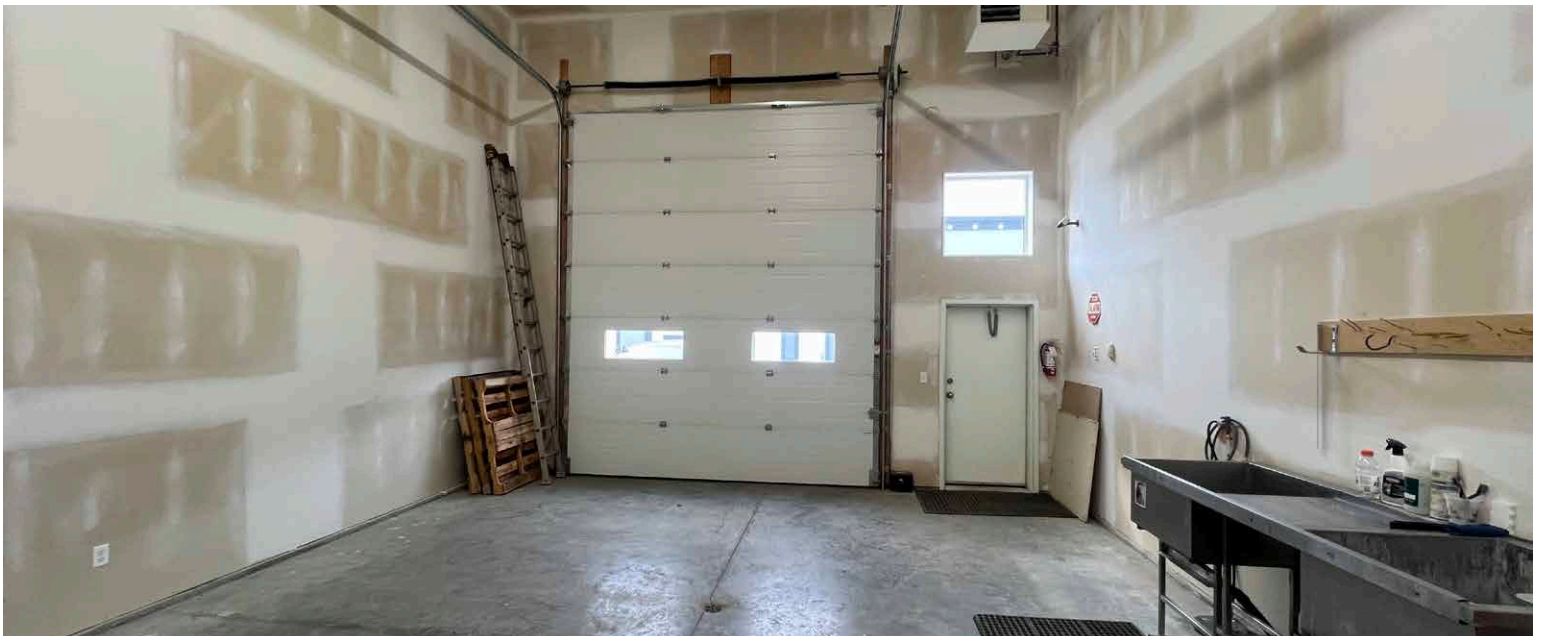
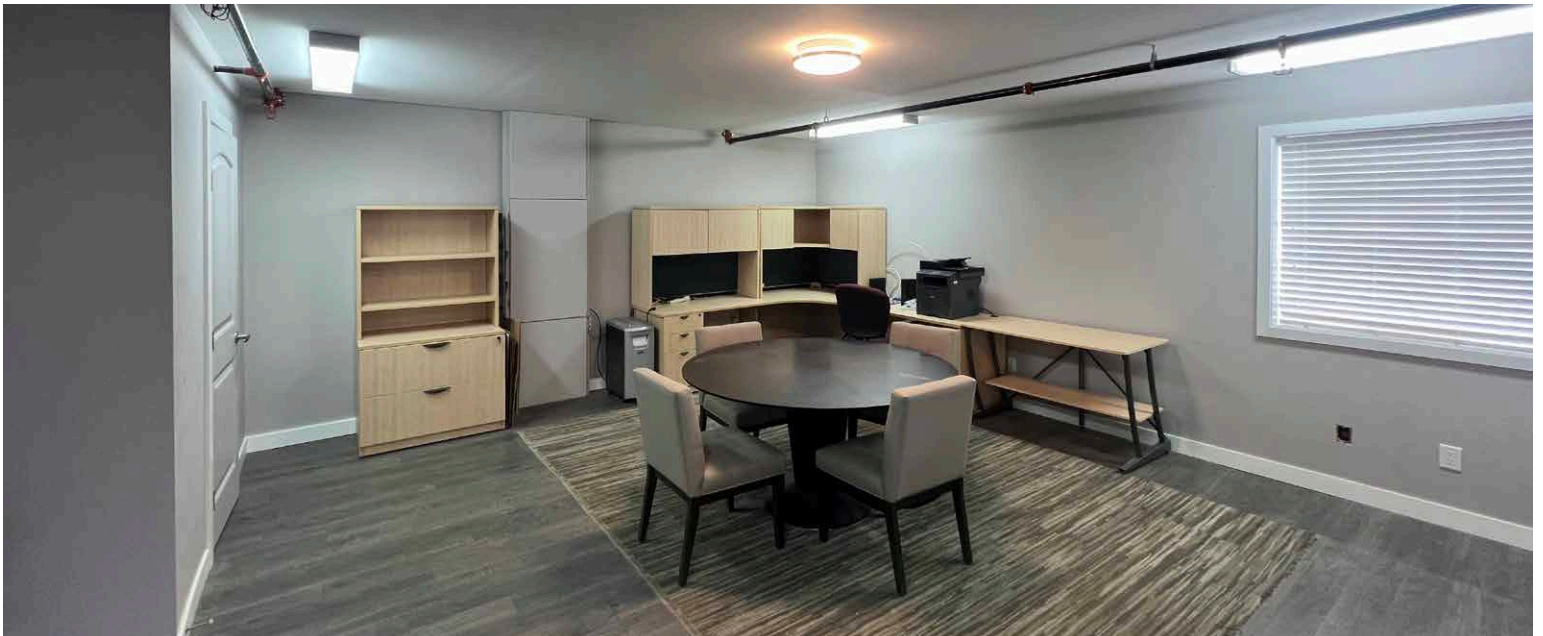
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FOR SALE

VANTAGE CONDO IN LEWIS ESTATES

PROPERTY HIGHLIGHTS

- 1,060 SF end unit industrial condo
- Connected to water and sewer
- Small office area, mezzanine storage, warehouse drain, and one washroom
- Great access to Stony Plain Road (Highway 16A) and Anthony Henday Drive
- Gated storage condo complex with video monitoring
- Ideal for small businesses and personal use



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VANTAGE CONDO IN LEWIS ESTATES

PROPERTY DETAILS

Municipal Address:

46, 9903 209 Street, Edmonton, AB

Legal Description:

Plan 1420423, Unit 51

Zoning:

BE - Business Employment

Building Size:

Main Floor Office - 410 SF
Warehouse - 650 SF

Total - 1,060 SF

*Bonus 420 SF Mezzanine

Year Built:

2013

Market:

Lewis Farms Industrial

Power:

100 amp
(To be verified by purchaser)

Loading Doors:

12' x 14' Grade

Heating:

Overhead Unit Heater

Sumps:

Floor Drain

Clear Height:

17'

Sprinklered:

Yes

Property Taxes (2026):

\$6,191.64

Condo Fees:

\$315.00 Per Month (TBC)

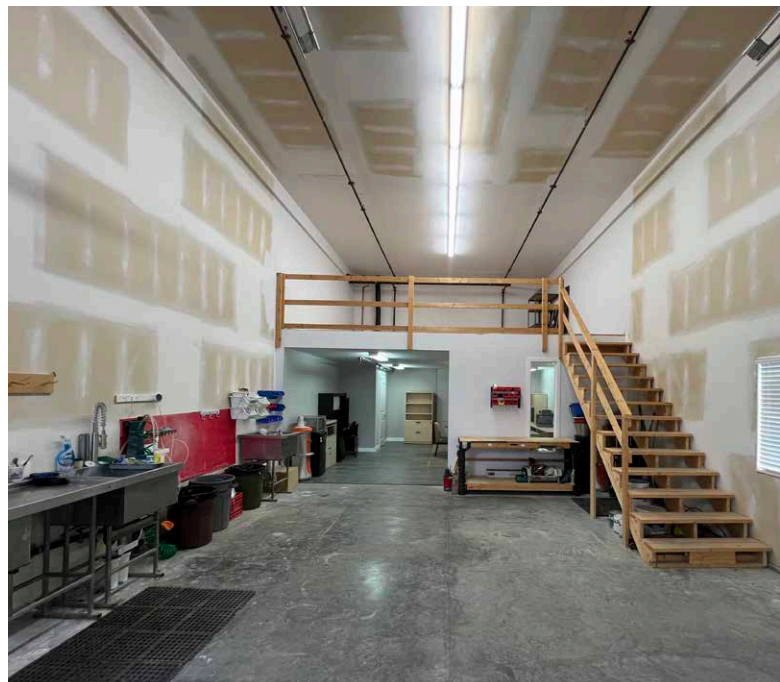
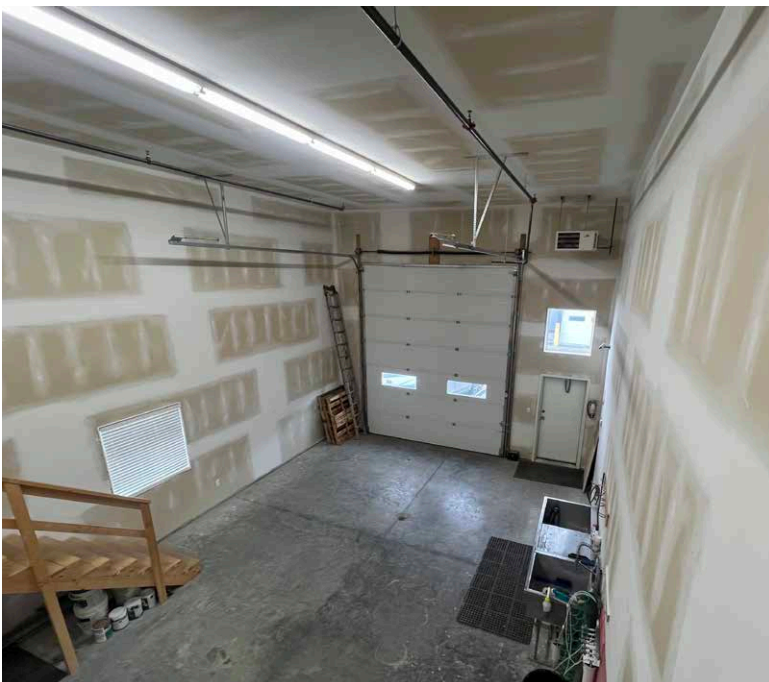
Condo fees include electricity, gas, water, garbage removal, snow removal, and landscaping. Does not include sewer.

Availability:

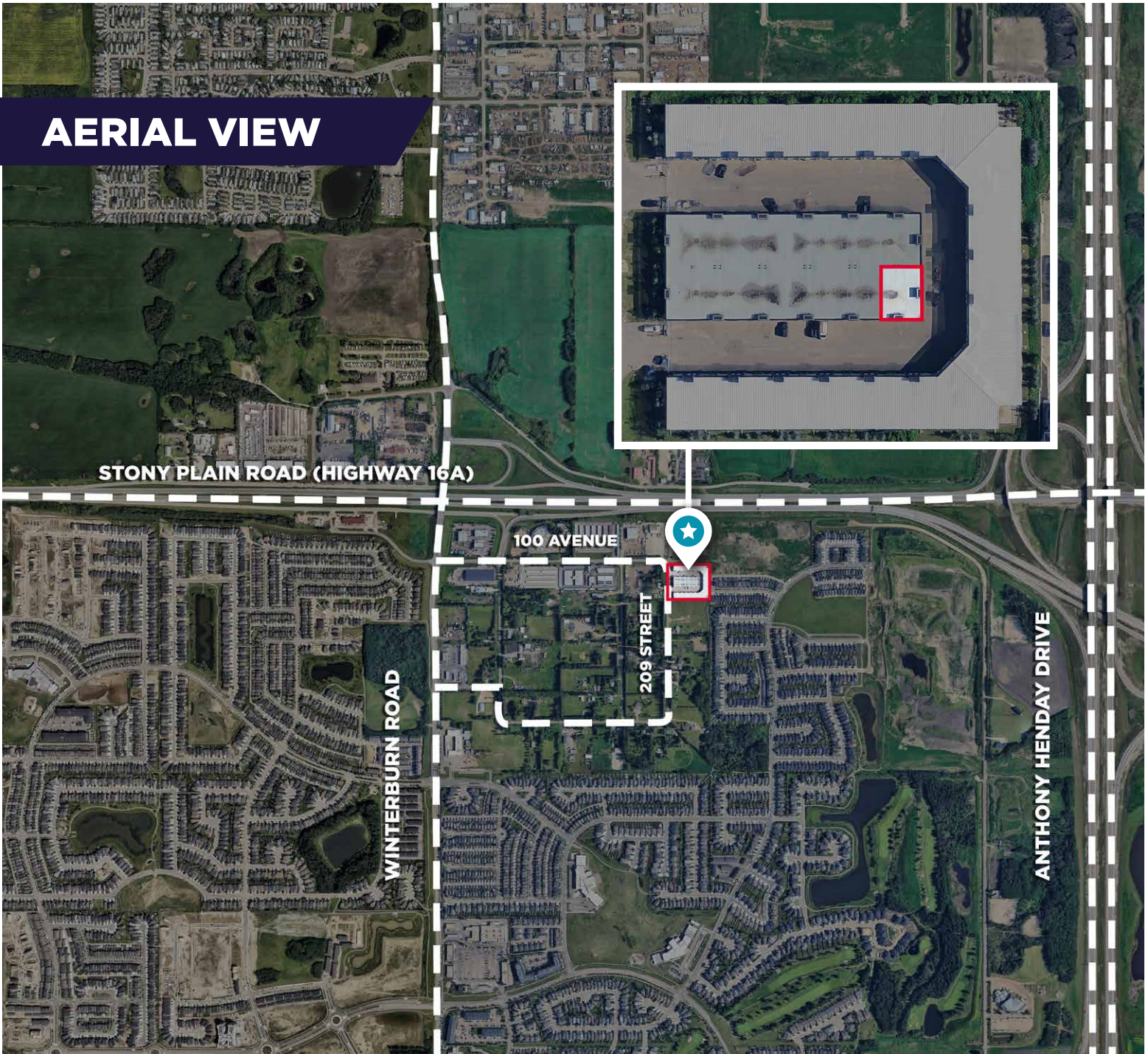
Immediately

ASKING PRICE:

\$280,000.00



AERIAL VIEW



KEEP IN TOUCH

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