



7,232 sf of main floor
office/warehouse



2,400 sf of second floor office



Additional mezzanine area for
extra storage



0.32 acres of yard/exclusive
parking area



Great access to 34th and 50th
Street, Sherwood Park Freeway,
and Anthony Henday Drive

David St. Cyr

Principal

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Katherine Koebel

Client Services Coordinator

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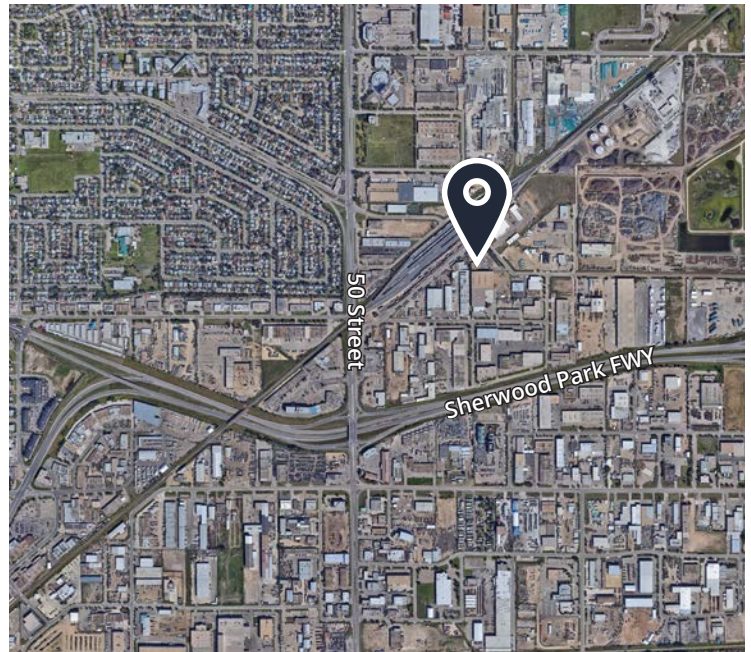
9,632 SF
Freestanding
Office/Warehouse

For Sale or Lease

4503 Morris Road, Edmonton, AB

OFFERING SUMMARY

Legal Description:	Plan 8122516; Unit 13
Building Size:	7,232 SF Main Floor Space 2,400 SF Second Floor Space 9,632 SF Total
Zoning:	IM - Medium Industrial
Loading:	(2) Grade 12' x 14'
Ceiling:	18'
Power:	200 amp, 208 volt, 3 phase, 4 wire
Property Taxes:	\$27,997.73 (2025)
Condo Fees:	\$1.50 PSF (2025)
Sale Price:	\$1,850,000
Lease Rate:	\$12.00 psf



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