

**AVISON
YOUNG**

FOR SALE

9421 17 AVENUE

EDMONTON, AB



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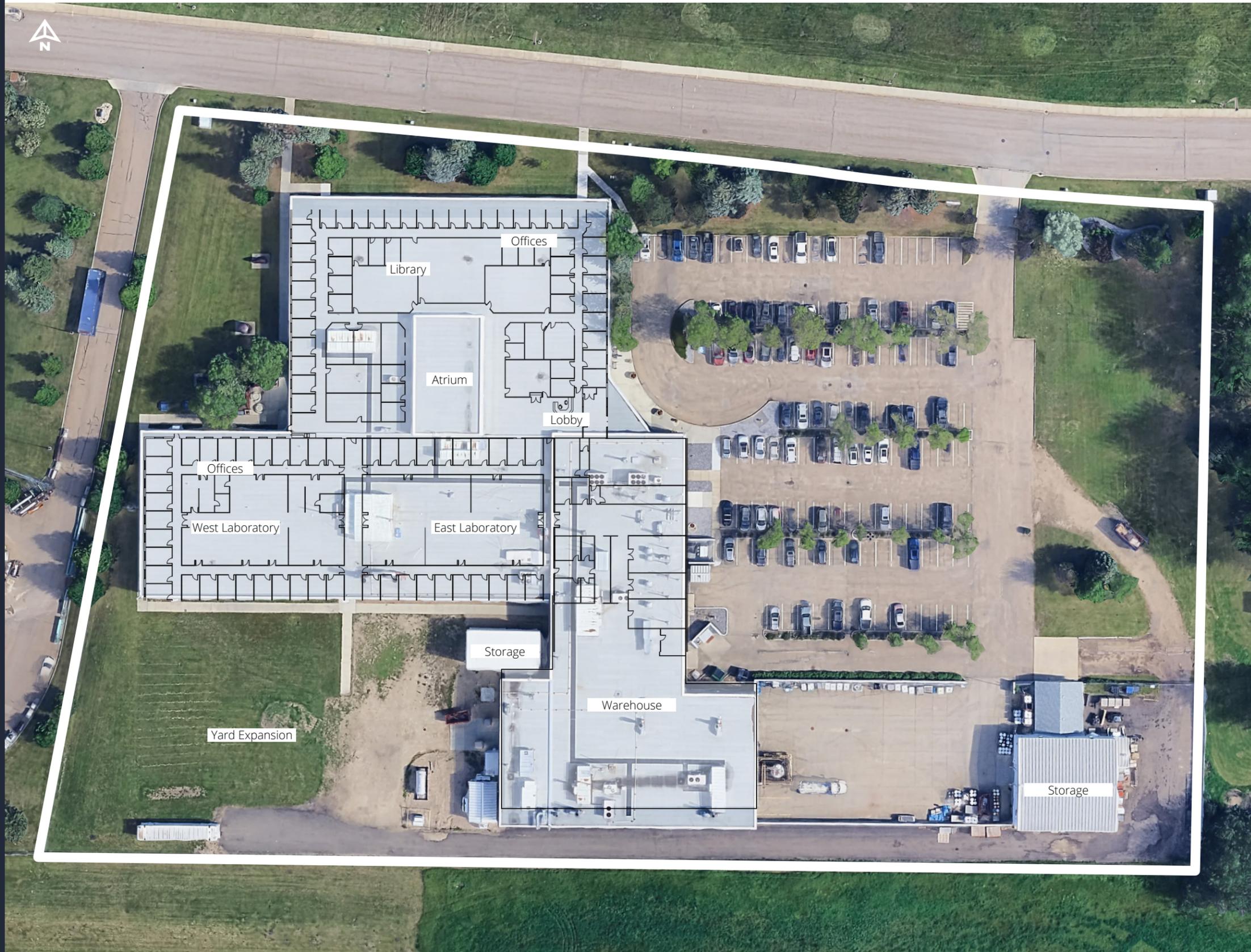
83,898 sf

**BUILDING WITH OFFICE,
LAB & WAREHOUSE SPACE**

PROPERTY OVERVIEW

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OFFERING SUMMARY

Municipal Address:	9421 17 Avenue Edmonton, AB
Legal Description:	Plan 8922297, Block 3, Lot 9
Building Size:	Office: 27,963 sf Lab area: 25,281 sf Warehouse: 25,631 sf Storage: 5,023 sf <hr/> Total: 83,898 sf
Asking Price:	\$13,999,000 (\$167 psf)
Year Built:	1994
Site Site:	6.57 acres
Zoning:	BE (Business Employment)
Loading:	Grade (5 - 16' x 10')
Taxes:	\$374,823.34 (2025)



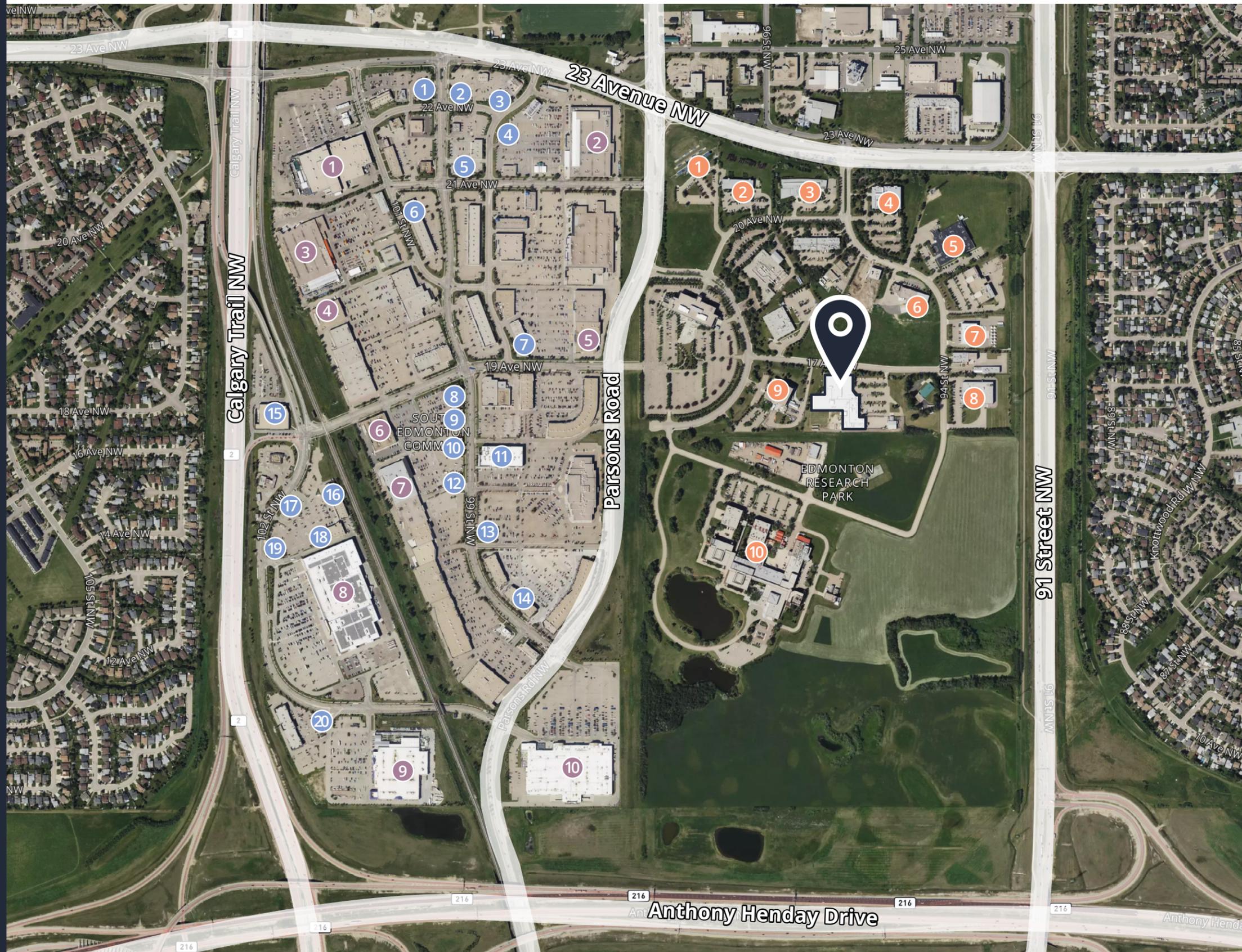
Easy access to all major arterial roadways including Anthony Henday Drive, Whitemud Drive with close proximity to Gateway Blvd and Parsons Road

**Campus-like setting
with mature trees and
ample green space**

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LOCATION OVERVIEW

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RESTAURANTS	
1	McDonald's
2	Swiss Chalet
3	Boston Pizza
4	The Burger's Priest
5	Moxies
6	Chick-fil-A
7	Mikado
8	JOEY
9	LOCAL Public Eatery
10	Montana's
11	The Rec Room
12	Blanco Cantina
13	Earls
14	Famoso
15	Tim Horton's
16	Kinjo Sushi
17	Fatburger
18	The Bro'Kin Yolk
19	The Keg
20	Five Guys

RETAIL	INDUSTRIAL
1	Canadian Tire
2	Superstore
3	Home Depot
4	Staples
5	London Drugs
6	Best Buy
7	Winners/Homesense
8	IKEA
9	Rona
10	Walmart Supercentre
1	Edmonton Research Park
2	Chandos Construction
3	ABSA
4	Innovotech
5	Teledyne MEMS
6	Epsilon Chemicals
7	SBI BioEnergy
8	Quantium Technologies
9	C-FER Technologies
10	Alberta Innotech

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25 mins
DOWNTOWN EDMONTON



Get in touch

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Visit us online

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