

# FOR SALE

±4,278 Sq. Ft.

±2.5 Acres

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**4831 93 Avenue, Edmonton, AB**

## 2.5 ACRE LAND W/ INDUSTRIAL BUILDING

### Property Highlights

- Fully built-out office, training facility, multiple offices
- Heated shop with mezzanine
- 1.5-acre graveled, flat, partially fenced excess land
- Kitchen, multiple bathrooms, reception area, and finished basement
- Excellent subdivision opportunity.
- Owner-user opportunity, or income potential
- Close to high-traffic 50th Street
- Located in Eastgate Business Park



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



#1200, 10117 Jasper Avenue  
Edmonton, AB T5J 1W8



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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## Freestanding Industrial Building

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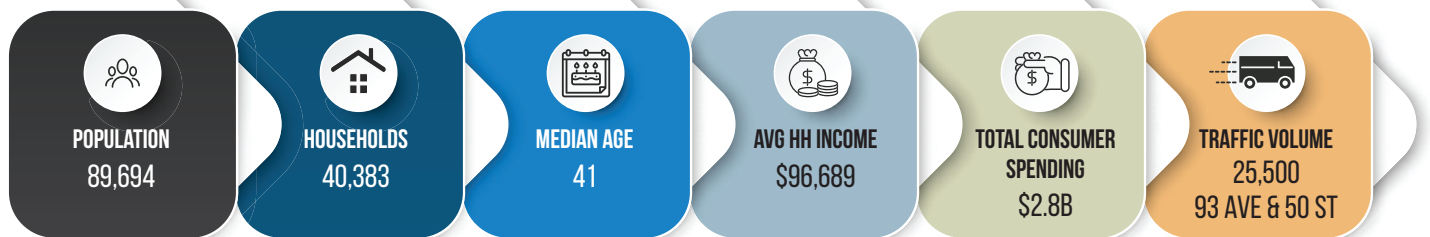
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### Demographics within 5KM



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### Property Information

**Municipal Address:** 4831 93 Avenue, Edmonton, AB

**Legal Address:** Plan 7822340, Block 5, Lot 12

**Size:** 4,278 Sq. Ft. (+/-)

**Mezzanine:** 200 Sq. Ft. **Main** | 600 Sq. Ft. **Shop**

**Lot Size:** 2.5 Acres (+/-)

**Zoning:** BE

**Parking:** Ample Surface

**Power:** 400 Amp **Main**  
120/240 V, 125 Amp, Phase 1 **Shop**

**Loading:** (3) 9'x8' Grade

**Possession:** 30 Day Negotiable

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**Purchase Price:** \$3,860,000.00

**Taxes:** TBD

### Contact

**Vanessa MacNeill**

Broker

Cell: 780.863.8313

Direct: 780.784.9585

vanessa@square1realty.ca

**Chuck Clubine**

Senior Associate

Cell: 780.264.7773

Direct: 780.784.6553

chuck@lizottterestate.com

**Tom Dean**

Associate

Cell: 780.920.8019

Direct: 780.784.6550

tom@lizottterestate.com

**James Estayo**

Unlicensed Assistant

Direct: 780.784.6556

james@lizottterestate.com



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