



## RESEARCH CENTRE I

**FOR SALE**

9403 - 20 AVENUE, EDMONTON AB

**PRICE REDUCED!**

**NOW \$5.8M**

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**NAI COMMERCIAL REAL ESTATE INC.**

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Edmonton, AB T6E 4Y1

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## THE OPPORTUNITY

### A Premier Multi-Tenant Facility in Edmonton Research Park

- 38,166 sq.ft.± with gross leaseable area of 34,488 sq.ft.± industrial building with a flexible mix of office, production, and fully equipped wet lab spaces
- Strategically located in the Edmonton Research Park, surrounded by innovative industrial and research organizations
- Direct access to South Edmonton Common for convenience and amenities

### Key Features

- Three (3'x10') rear overhead loading doors for efficient logistics
- Multiple pedestrian access points (front and rear)
- Dual parking lots (front and rear) offering 3x the industry average in parking capacity
- Heavy electrical power capacity to support advanced operations
- Wet lab facilities ready for immediate occupancy and use
- Potential Development opportunity to add new 9,600 sq.ft. – 13,800 sq.ft. building to rear portion of site.

### Current Occupancy




- 85% leased
- Diverse tenant mix with Weighted Average term remaining of 1.03 Years
- Net Operating Income – Please reach out to Listing Agent for Rent Roll Information

 **51,908**  
POPULATION

 **29,744**  
EMPLOYEES

 **2,238**  
BUSINESSES

 **\$1.38M**  
TOTAL CONSUMER  
SPENDING

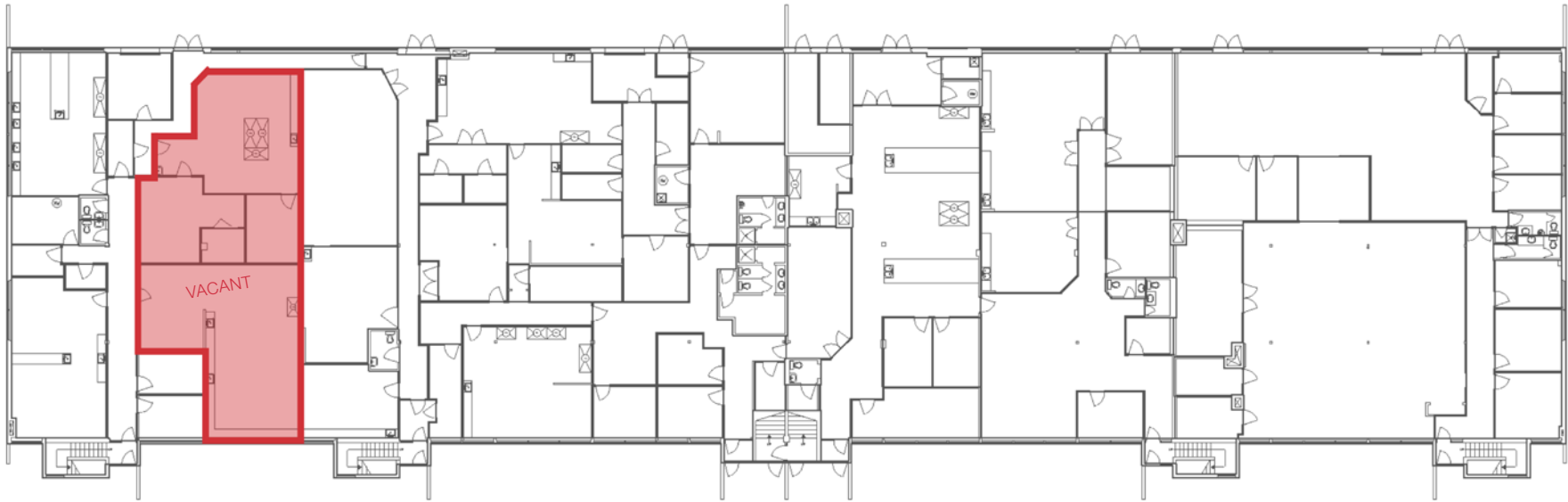
 **\$99,186**  
AVERAGE HOUSEHOLD  
INCOME

PROPERTY INFORMATION

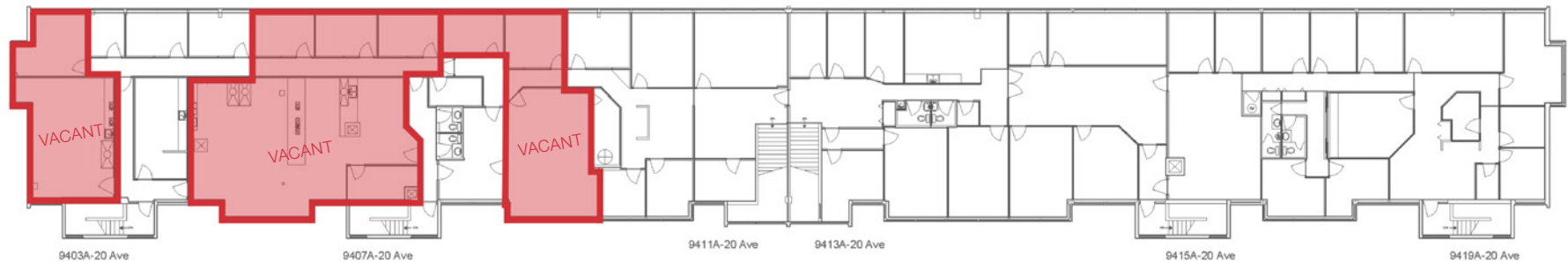
|                      |                               |
|----------------------|-------------------------------|
| LEGAL DESCRIPTION    | Lot 1, Block 2, Plan 812 0859 |
| ZONING               | Business Employment (BE)      |
| GROSS BUILDING AREA  | 38,166 sq.ft.±                |
| LEASABLE/USABLE AREA | 34,488 sq.ft.±                |
| LAND AREA            | 2.92 acres or 1.18 hectares±  |
| YEAR BUILT           | 1983                          |
| PARKING STALLS       | 132 energized                 |
| PROPERTY TAXES       | \$56,538.40 (2024)            |



SALE PRICE: ~~\$6,500,000~~ \$5,800,000



FOR ILLUSTRATIVE PURPOSES - MAY NOT BE EXACT



#### CURRENT TENANTS

SN-Biomedical

Graphene Leaders Canada (GLC) Inc.

Nirwan Real Estate Ltd

Donna Lynn Smith

GA Signs & Lighting Ltd.

Total Life

The Edmonton Tumblewood Lapidary Club

Hermay Labs Corporation

Pragmatic Drilling Fluids Additives Ltd.

College of Technology Alberta Ltd.

Energy force Canada Ltd.

Pure Care Medical Equipment Ltd

Alltax

Ulala

Lawtiq Technologies Inc. Incorporation

LED Smart

Innovotech

Bethel Law Office

Javs Immigration Consultancy Services Ltd.

Brilliant Consultant Ltd.



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#### LOCATION

#### TRAVEL DRIVE TIMES

Anthony Henday Drive

4 mins

QEII Highway

6 mins

Whitemud Drive

10 mins

Edmonton International Airport

15 mins

Leduc

20 mins

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