

# EASTGATE BUSINESS PARK

## FOR SALE/LEASE

Affordable Warehouse Space with Heavy  
Power and Dock Loading (Levelers)

One Bay Remaining 20,343 SF  
Available for Lease



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## PROPERTY DETAILS

- Quick and convenient access to 50th Street and the Anthony Henday (Hwy 216) via Baseline Road.
- Close to amenities including food, fitness and grocery.
- Professionally managed property, means you can focus on your business.
- Ample marshaling for trailers and parking.

## AERIAL



## LEASE AVAILABILITIES

**Building 1** 4747-4753 93 Avenue  
20,343 SF Available

~~4741-4745 93 Avenue~~  
14,999 SF Available  
(LEASED)

**Building 2** 4744 94 Avenue  
14,407 SF Available  
(LEASED)

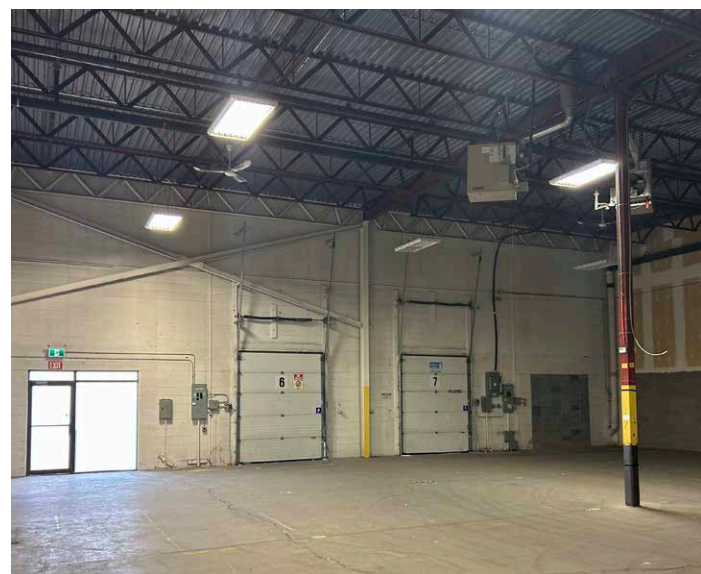
## OWNER USER AND INVESTMENT OPPORTUNITY

# Building 1 *FOR SALE - ONE BAY REMAINING FOR LEASE*

Site Size: 5.36 Acres	<b>Entire Building Area: 113,673 SF</b>
4715-4757 93rd Avenue Edmonton, AB	Lighting: T5 and LED
Legal: 7820294/9/2	Column Grid: $\pm 32'$ x $32'$
Year Built: 1980	Lease Rate: \$6.75 Per SF
Zoning: BE (Business Employment)	Operating Costs: \$5.42 Per SF (2025 budget - Opex, Mgmt fee & Tax)
Ceiling Height: 21.5' Clear	<b>Entire Building Sale Price: \$11,935,665</b>
Sprinklers	



**UNIT 4747-4753 93 Avenue**  
Warehouse: 20,343 SF  
\* no office buildout  
Loading: (5) Dock doors, 4 with levelers  
**AVAILABLE: IMMEDIATELY**



# Building 2 *FOR SALE - 100% LEASED*

Site Size: 3.71 Acres

**Entire Building Area: 81,149 SF**

4744 94th Avenue

Legal: 7820294/9/8

Year Built: 1979

Zoning: BE (Business Employment)

Ceiling Height: 21.5'

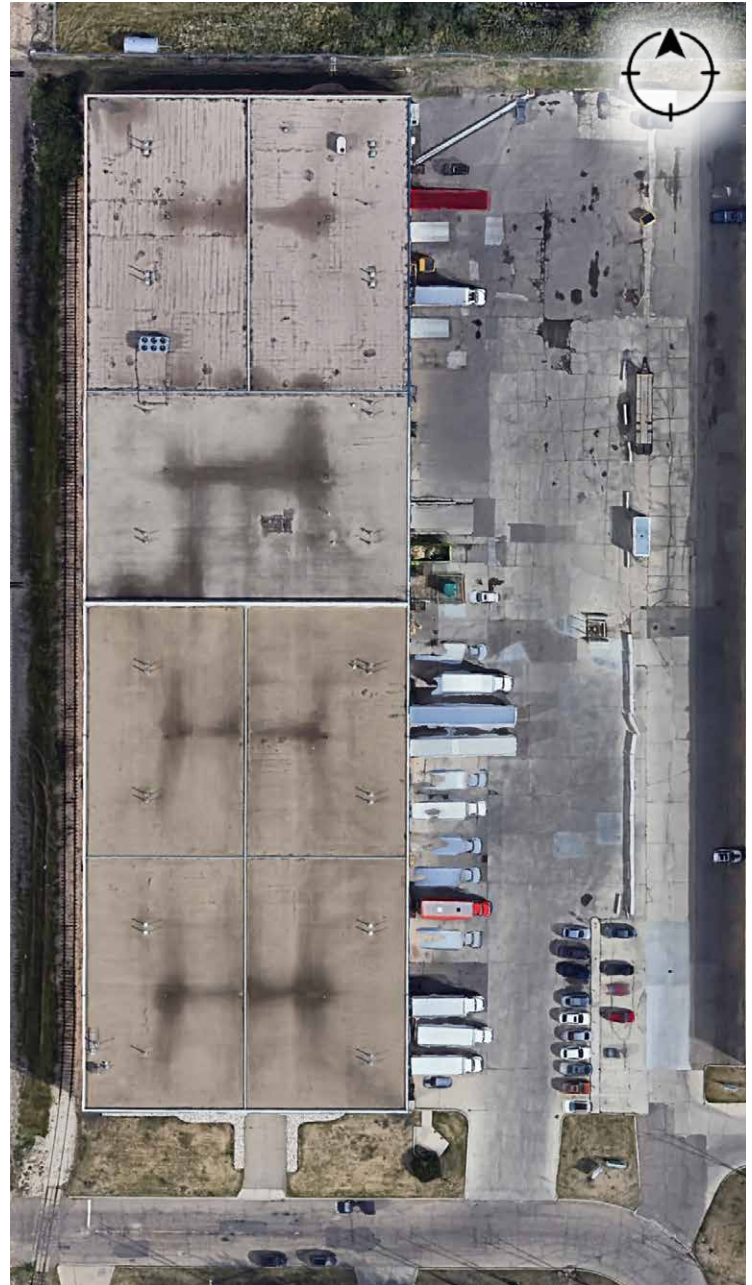
Sprinklers

Lighting: T5

Column Grid:  $\pm 32' \times 32'$

Operating Costs: \$5.64 Per SF (2025 budget - Opex, Mgmt fee & Tax)

**Entire Building Sale Price: \$8,520,645**



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