

FOR SALE/LEASE

Office Warehouse Condo

4409/11 94 Street
Edmonton, AB



ROMI SARNA AND
ASSOCIATES



Commercial

MaxWell Polaris

MaxWell Commercial

4107 99 Street
Edmonton, AB T6E 3N4
(780) 450-6300
www.MaxWellCommercial.ca

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED

FOR SALE/LEASE

Office Warehouse Condo

4409/11 94 Street
Edmonton, AB

- Approximately 60% Office & 40% Warehouse
- 12 Private Offices, Boardroom
- Built-In Reception, Lobby Area

- Immaculate Warehouse
- Two 10x12 Grade Doors
- Access to Whitemud, Calgary Trail and Gateway Blvd

[Click for Additional Photos](#)



Lobby/Reception



Large Boardroom



Staff Room



Warehouse

Ian Fletcher
(780) 913-4663

Terry Major
(780) 212-3111

Romi Sarna
(780) 909-0831

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SALE PRICE	\$1,575,000
YEAR BUILT	2000
ZONING	BE - Business Employment
LEASE RATE:	\$12 PSF Net

SIZE	Main Floor: 5,179 SF +/- Lower Level: 1,705 SF +/- Mezzanine: 116 SF +/- Total: 7,000 SF +/-
LEGAL	Plan: 0024788 Unit: 2 & 3
EXPENSES	Condo Fee: \$2,400/Annum Call LB for Condo Fee Details Taxes (2025): \$15,408.44
WAREHOUSE	Double Bay, Lab Room, Mezzanine



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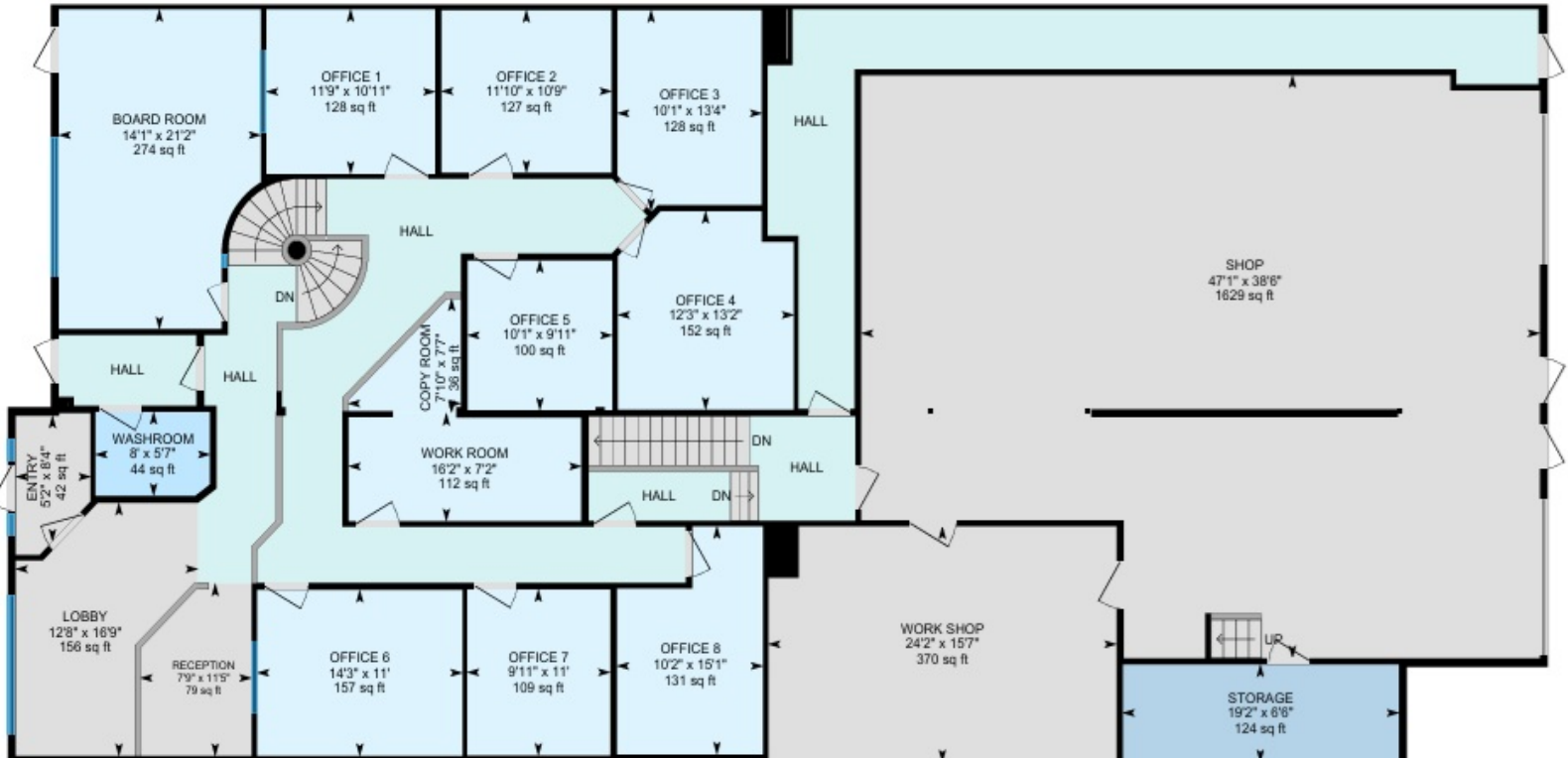
Romi Sarna
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Office Warehouse Condo

3208 Parsons Road NW

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