



For Sale

Freestanding Building

9337 45 Avenue | Edmonton, AB

±9,750 SF on 1.79 acres

- Flexible space configuration
- Secured fully fenced and gated yard and parking area
- East bay has drive-through capability and new MUA system
- Quick access to Whitemud Freeway, 99 Street, and Calgary Trail

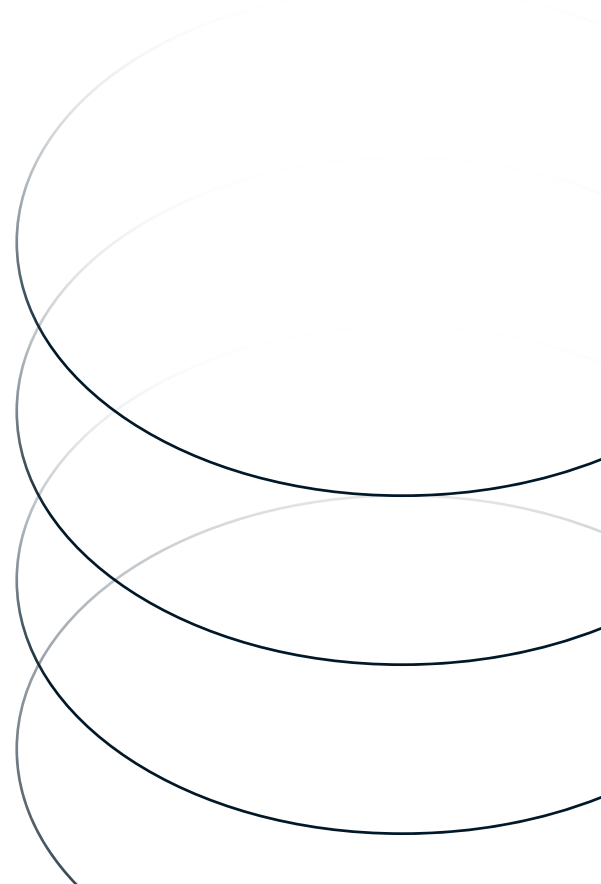
For more information contact:

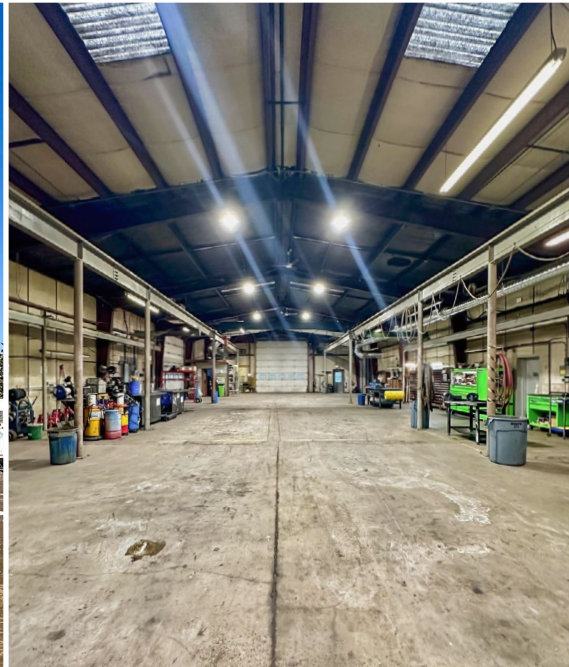
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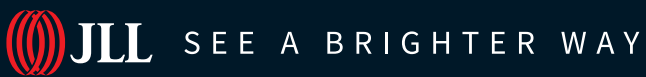
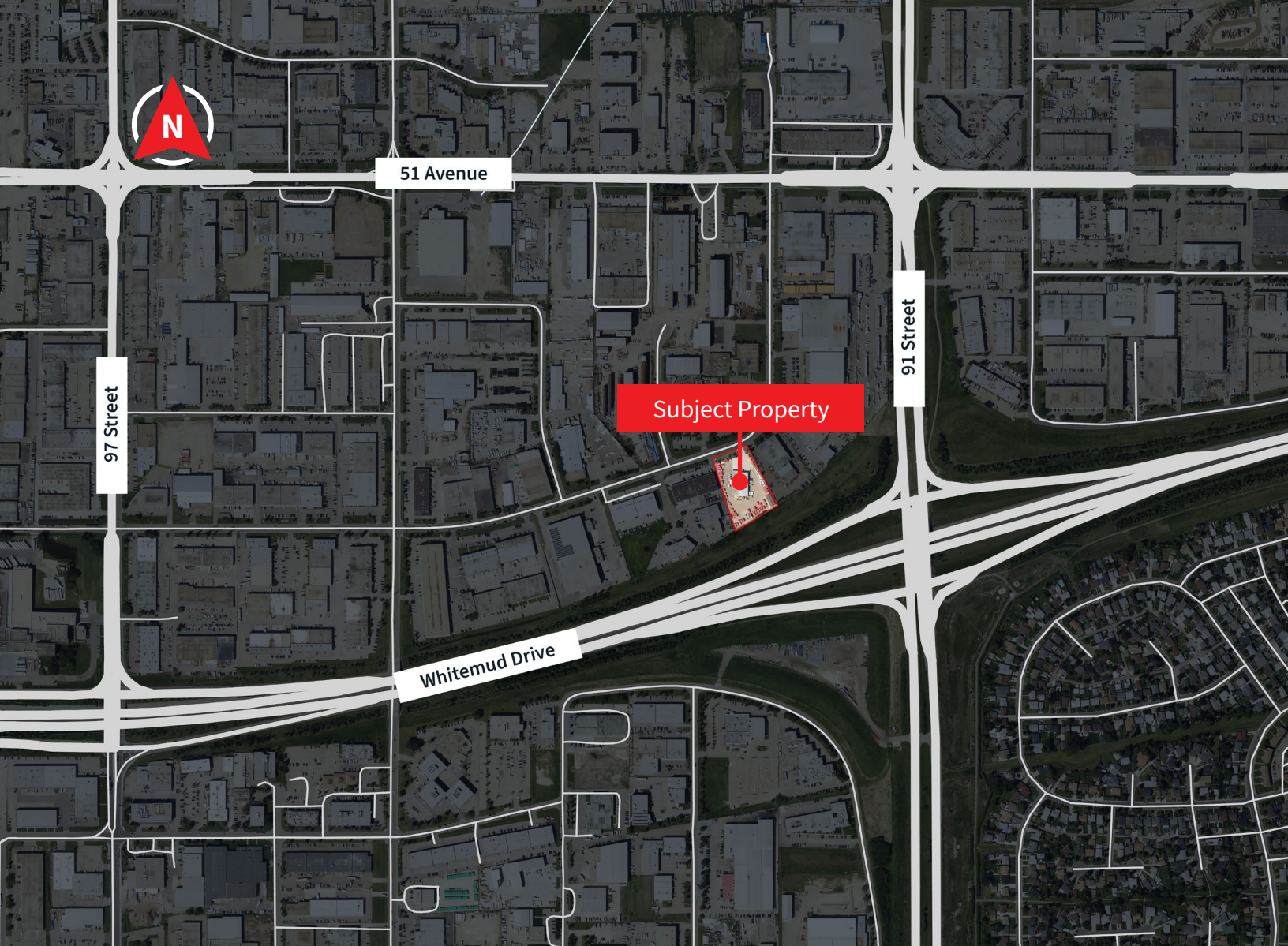


Property Details

Address	9337 45 Avenue, Edmonton, AB
Legal Description	Plan: 8121210; Block: 5; Lot: 40
Building Size	9,750 SF
Site Size	1.79 acres
Site Coverage	12.5%
Year Built	1985
Zoning	BE - Business Employment
Main Floor Office	±2,250 SF
Additional Space	Mezzanine storage spaces and shop office
Loading Doors	(4) Grade
Power	200 amp, 208 volt, 3 phase, 4 wire
Yard	Yes
Sale Price	\$3,350,000
Property Taxes (2025)	\$66,878.35







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