



For Lease

94A Street Multi

9433 58 Avenue | Edmonton, AB

3,915 SF Grade loading warehouse bay

- Office buildout comprised of private offices, reception area, and washrooms
- Along the main arterial of 58th Ave with easy access to 91st Street and 97th Street

For more information contact:

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Bronwyn Scrivens

Vice President, SIOR

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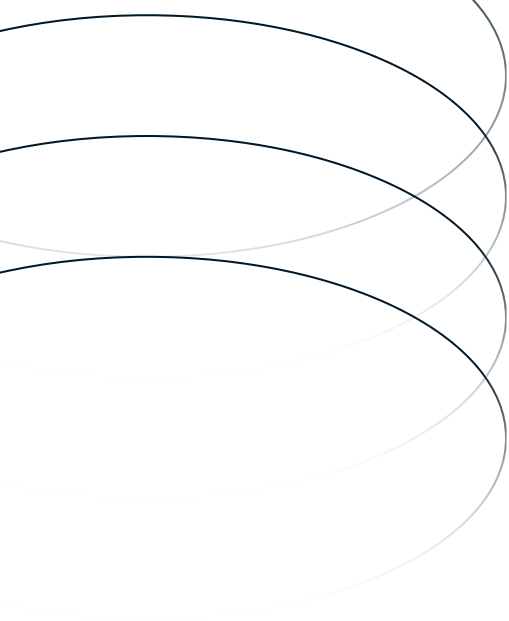
Bronwyn.Scrivens@jll.com



Property Details

Municipal Address	9433 58 Avenue, Edmonton
Zoning	IH - Heavy Industrial
Available Area	3,915 SF
Year Built	1971
Power	200 Amp three-phase, 100 amp single-phase (TBC by Tenant)
Ceiling Height	18'
Heating	Warehouse: Forced air unit heaters Office: Rooftop units with A/C

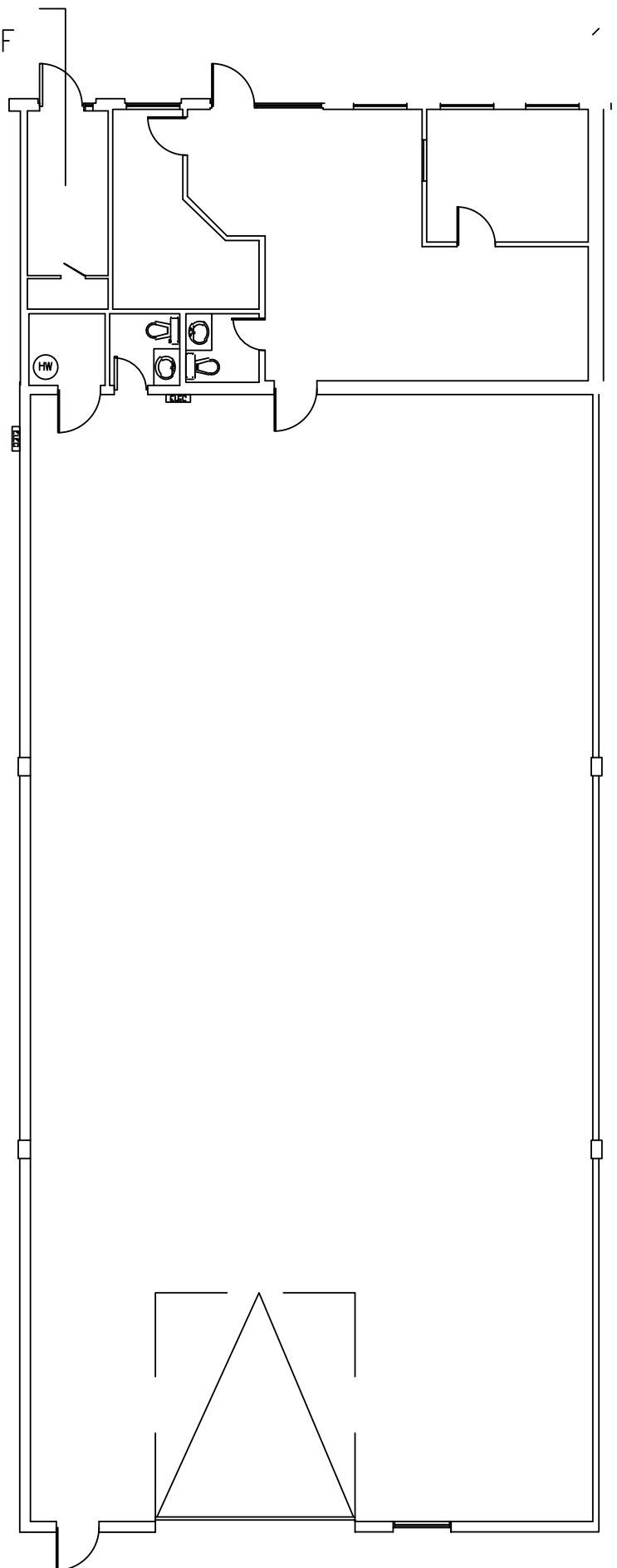
Loading	(1) 16' grade loading door
Yard	Fenced area at rear of bay
Lease Rate (PSF)	\$10.00
Op. Costs (PSF)	\$6.58 (2026 estimate)
Occupancy	October 1, 2026

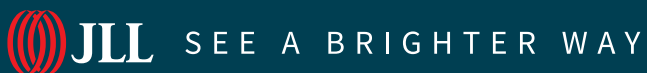
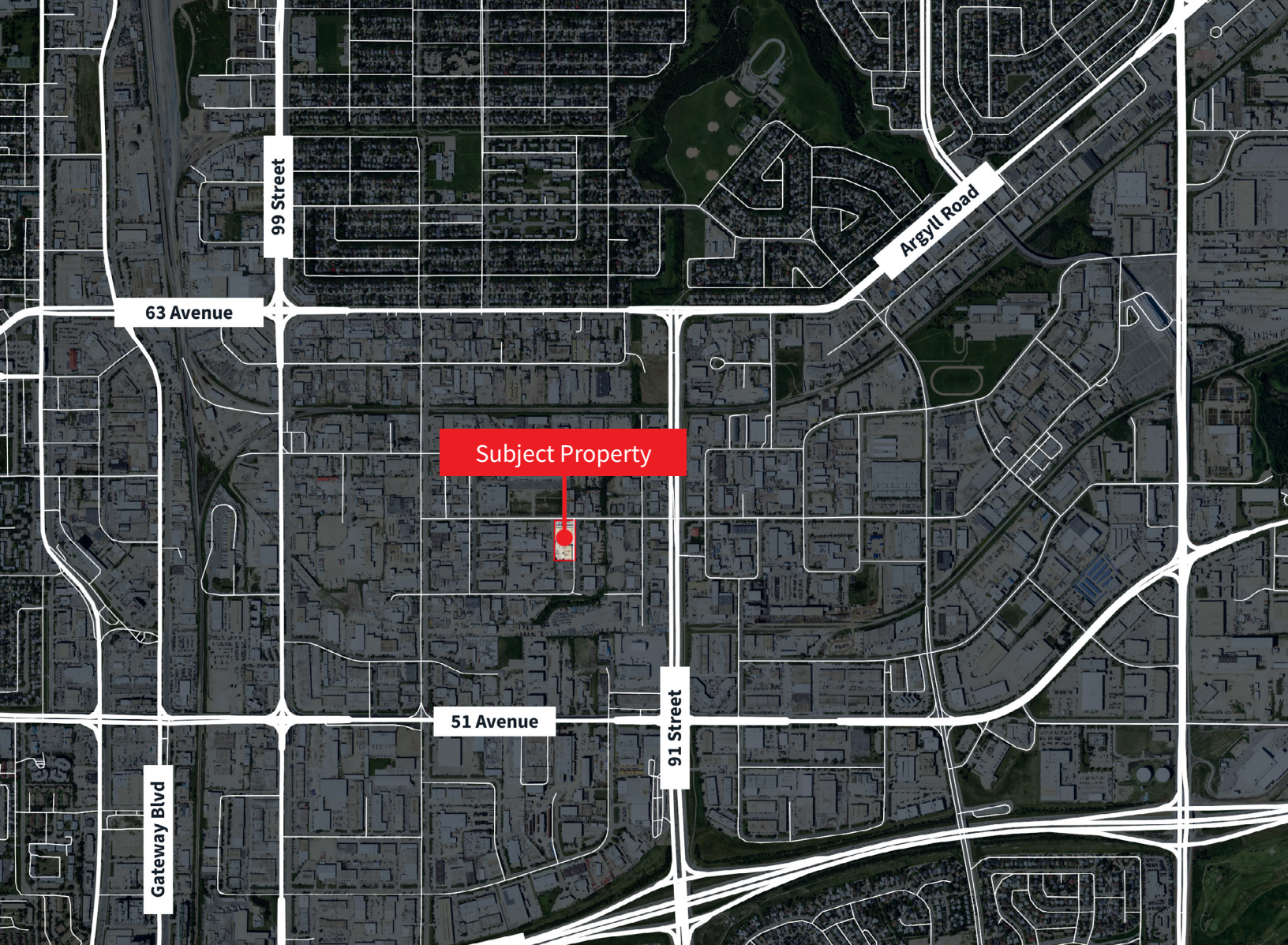


Unit 9433 | ±3,915 SF

- Loading: (1) Grade door
- Ceiling height: ±18'
- Occupancy: October 1, 2026

MECH
02 SF





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