

## \$620,000 - 9903 209 Street, Edmonton

MLS® #E4441402

**\$620,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Lewis Farms Industrial, Edmonton, AB

2 Commercial storage bays side by side, joined by a man door. Both units have 12'x14' overhead doors. Suitable for small business, storage .Conveniently located in the West near HWY 16A and Anthony Henday for easy access. Unit 2 is fully finished office space that includes 2 offices on the main, 2 pc bathroom, hot water on demand, a kitchen w/ refrigerator, dishwasher, sink, a microwave, and a storage room. Upstairs in unit #2 - a finished mezzanine featuring an open area, and a closed office space behind it. Floors are LVP, the unit is wired for sound and automated lighting installed. The overhead door has a massive screen attached to allow air flow when opened. Unit #3 has its own 12'x14' overhead door, a storage room with b/i shelving, on the main floor. , the mezzanine (2nd floor) is open for storage. No running water in this unit. All units have access to a finished club house. Condo fee includes power, natural gas, maintenance to common prop. ,security, snow removal, insurance and reserve fund.

Built in 2012

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4441402  |
| Price  | \$620,000 |



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2012       |
| Type       | Industrial |
| Status     | Active     |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 9903 209 Street        |
| Area        | Edmonton               |
| Subdivision | Lewis Farms Industrial |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5T 5X9                |

### Exterior

|              |                           |
|--------------|---------------------------|
| Exterior     | Stone, Stucco, Wood Frame |
| Construction | Stone, Stucco, Wood Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 7              |
| Zoning         | Zone 58        |

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Listing information last updated on June 15th, 2025 at 11:17pm MDT