

\$4,500,000 - 8403 Coronet Road, Edmonton

MLS® #E4452359

\$4,500,000

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

Coronet Addition Industrial, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Opportunity to purchase or lease a developed office/flex commercial building in the Coronet Industrial area of Southeast Edmonton. The property is professionally built out with enclosed offices, open work areas, meeting rooms, kitchen space, and washrooms, and provides the ability to add warehouse space and/or secured yard storage.



8403 Coronet Road NW, Edmonton | AB

Developed Office/Flex Space for Sale or Lease

Opportunity to purchase or lease a developed office/flex commercial building in the Coronet Industrial area of Southeast Edmonton. The property is professionally built out with enclosed offices, open work areas, meeting rooms, kitchen space, and washrooms, and provides the ability to add warehouse space and/or secured yard storage.

REALTOR®

8403 Coronet Road NW, Edmonton | AB

Property Overview

Location The property is located in Edmonton's Eastgate district in the Coronet Industrial area, off of Argyll Road and 75 Street.

Zoning DCL

Year Built 1980

Site Area 1.24 Acres

Building Area 25,070 SF

Restorable Area Main Floor: 16,155 SF
2nd Floor: 8,916 SF
Flexible dividing options available from 2,900 SF

Sale Price \$4,500,000 (2024)

Property Taxes \$76,304.00 (2024)

Net Rent Market

Additional Rent \$9.75 / SF (2024 estimate) includes utilities

T1 Allowance Negotiable

Parking 94 surface stalls (87 emerged)

Available Immediately

NCR Available upon request

Key Highlights

- Exterior parking
- Potential to add warehouse space and warehouse
- Ample surface parking stalls
- Medical waste generator



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Floor Plans

Main Floor Up to 16,155 SF

- Private offices
- Reception
- Meeting rooms
- Breakroom
- Copy room
- Open work area
- Designated lab space

Dividing Option 1 10,155 SF

Dividing Option 2 2,900 SF - 6,000 SF

Second Floor 8,916 SF

- Private offices
- Open work area
- Breakroom
- Meeting rooms
- Kitchen

LEASED

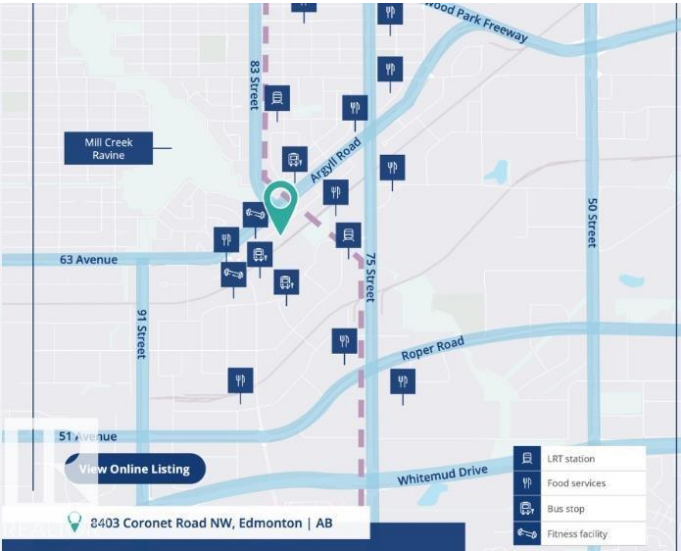
Built in 1980

Essential Information

MLS® #	E4452359
Price	\$4,500,000
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Office
Status	Active

Community Information

Address	8403 Coronet Road
Area	Edmonton



Subdivision	Coronet Addition Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 4N7

Exterior

Exterior	Concrete
Construction	Concrete

Additional Information

Date Listed	August 11th, 2025
Days on Market	23
Zoning	Zone 41

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Listing information last updated on September 3rd, 2025 at 9:17am MDT