

## \$375,000 - 4836 93 Avenue, Edmonton

MLS® #E4452691

**\$375,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Eastgate Business Park, Edmonton, AB

Needing a "turn key" office and warehouse space, take a look at this option that is now available. Fully renovated Industrial Bay in Eastgate Business Park. Flooring, doors, moldings, lighting, kitchen, furnace and even the warehouse has been done. Step inside the front door and you are greeted with a large foyer that could easily fit a front desk if needed. 2 large office spaces enter into this front area that than has a private hallway taking you to the rear and past the two, 2 piece bathrooms and into the rear coffee station. Kitchen has been completely redone and has another office space that leads off of it plus access to the rear warehouse.

Warehouse (19.5 x 24) has an upper mezzanine that is perfect for storage and an upstairs wash station(sink). 125 amp 120/208 power, 14x12 rear grade level overhead door, front and rear parking. ETS stop directly in front of the building, conveniently located near 50 St, Anthony Henday, and 101 Ave/Baseline Rd giving really good access to the city if needed.

Built in 1978

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4452691  |
| Price  | \$375,000 |



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1978       |
| Type       | Industrial |
| Status     | Active     |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 4836 93 Avenue         |
| Area        | Edmonton               |
| Subdivision | Eastgate Business Park |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6B 2P8                |

### **Exterior**

|              |       |
|--------------|-------|
| Exterior     | Block |
| Construction | Block |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 19                |
| Zoning         | Zone 42           |

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Listing information last updated on August 31st, 2025 at 2:47pm MDT