

# \$0 - 9608 45 Avenue, Edmonton

MLS® #E4439524

**\$0**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Papaschase Industrial, Edmonton, AB

2,200 sqft industrial warehouse for lease with mezzanine but NO front office. The front office could be available to lease in May 2026. The concrete mezzanine is an additional 715 sqft with one office. Zoned IM with a shared gated yard and easy access to Whitemud Drive and 91 Street. Features include two separate 100 amp 3 phase 120 V power services and electrical panels, a 12' x 14' grade level overhead door, AC, LED lights, and recent updates. \$2,600/month plus GST & utilities. Available June 1, 2025.

Built in 1980

## Essential Information

MLS® #	E4439524
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Industrial
Status	Active

## Community Information

Address	9608 45 Avenue
Area	Edmonton
Subdivision	Papaschase Industrial
City	Edmonton
County	ALBERTA



Province AB  
Postal Code T6E 5Y9

### **Exterior**

Exterior Block, Mixed  
Construction Block, Mixed

### **Additional Information**

Date Listed May 29th, 2025  
Days on Market 33  
Zoning Zone 41

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Listing information last updated on July 1st, 2025 at 2:03pm MDT