

## \$375,000 - 4840 93 Avenue, Edmonton

MLS® #E4455276

**\$375,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

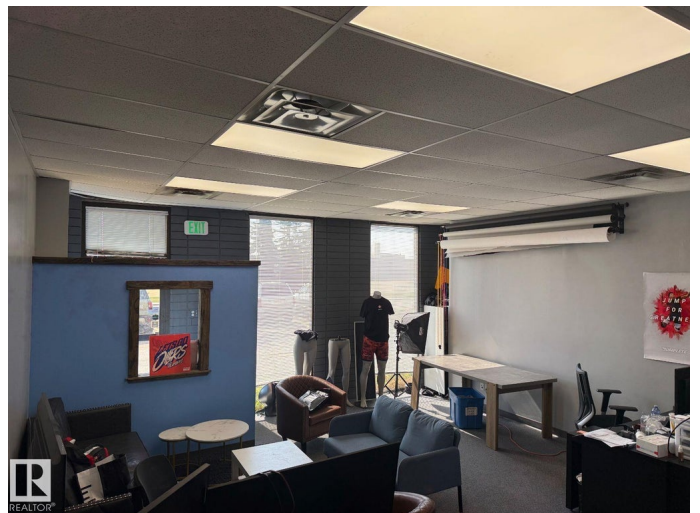
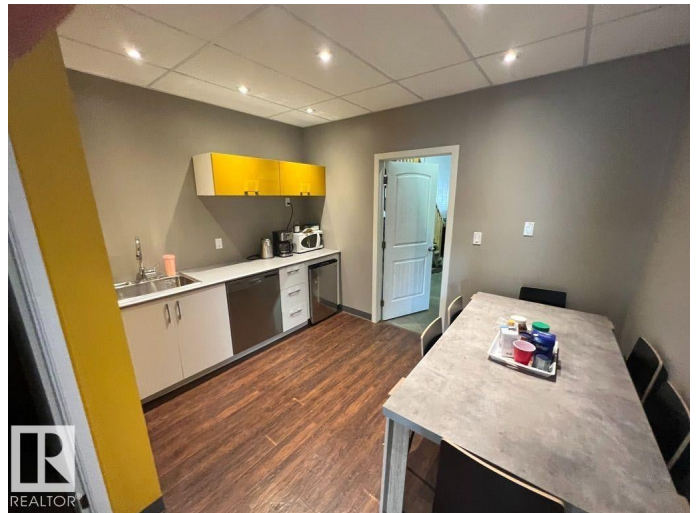
Eastgate Business Park, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Turnkey 1,437 sq. ft. industrial condo bay in Eastgate Business Park. Updated, clean, and move-in ready. Efficient layout with front office/showroom (≈1/3) and warehouse (≈2/3), plus a bonus ±200 sq. ft. mezzanine for extra storage. Office area includes a fresh, renovated open-concept showroom, a separate private office, built-out kitchen, and washroom, with hard-wired ethernet to each workstation. Warehouse features a 14'™ W × 12'™ H rear grade-level overhead door and an overhead forced-air unit. 125A, 120/208V electrical service, air conditioning, alarm system, and an office furnace with ducting. Concrete block demising walls with neighbours. Plenty of front and rear on-site parking. Condo board replaced the roof membrane in 2019; very strong reserve fund. Condo fees only \$373/month. Excellent access and transit, ETS stop right out front, minutes to 50 St, Anthony Henday, and 101 Ave/Baseline Rd.

Built in 1978

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4455276  |
| Price  | \$375,000 |



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

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 4840 93 Avenue         |
| Area        | Edmonton               |
| Subdivision | Eastgate Business Park |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6B 2P8                |

### Exterior

|              |          |
|--------------|----------|
| Exterior     | Concrete |
| Construction | Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 20                |
| Zoning         | Zone 42           |

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Listing information last updated on September 18th, 2025 at 6:02pm MDT