

## \$620,000 - 2 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	2 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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 6:02pm MDT