

## \$5,800,000 - 9403 20 Avenue, Edmonton

MLS® #E4436871

**\$5,800,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Edmonton Research & Development Park,  
Edmonton, AB

A Premier Multi-Tenant Facility in Edmonton Research Park. 38,166 sq.ft.± with gross leaseable area of 34,488 sq.ft.± industrial building with a flexible mix of office, production, and fully equipped wet lab spaces. Strategically located in the Edmonton Research Park, surrounded by innovative industrial and research organizations. Direct access to South Edmonton Common for convenience and amenities. • Three (3x10) rear overhead loading doors for efficient logistics • Multiple pedestrian access points (front and rear) • Dual parking lots (front and rear) offering 350+ the industry average in parking capacity • Heavy electrical power capacity to support advanced operations • Wet lab facilities ready for immediate occupancy and use • Potential Development opportunity to add new 9,600 sq.ft. ± 13,800 sq.ft. building to rear portion of site. Current Occupancy • 85% leased • Diverse tenant mix with Weighted Average term remaining of 1.03 Years

Built in 1983

### Essential Information

MLS® #	E4436871
Price	\$5,800,000



Bathrooms	0.00
Acres	0.00
Year Built	1983
Type	Industrial
Status	Active

### Community Information

Address	9403 20 Avenue
Area	Edmonton
Subdivision	Edmonton Research & Development Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6N 1E5

### Exterior

Exterior	Brick
Construction	Brick

### Additional Information

Date Listed	May 16th, 2025
Days on Market	77
Zoning	Zone 41

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 August 1st, 2025 at 6:17pm MDT