

FOR SALE

LEWIS FARMS INDUSTRIAL CONDOMINIUM



30, 9903 - 209 STREET NW | EDMONTON, ALBERTA

Situated just off of Highway 16A & Winterburn Road (215 Street), the subject property is nestled on the south side of the exterior complex and has the following highlights:

- \pm 1,050 square feet plus a mezzanine not included in the leaseable area
- 12'x 10' overhead grade load & shop door
- Gated asphalt driveway with dual access & secured with cameras & an owner's clubhouse
- 1-2 day time only parking area at front of unit
- Easily accessible from 215 Street & 99 Avenue
- Upgrades to the unit include perimeter fluorescent lighting, new paint, vinyl coated tile on mezzanine and custom steel railings for staircase up to the mezzanine
- Ideal for boy toy storage, small contractor businesses not requiring yard storage or heavy water or power usage

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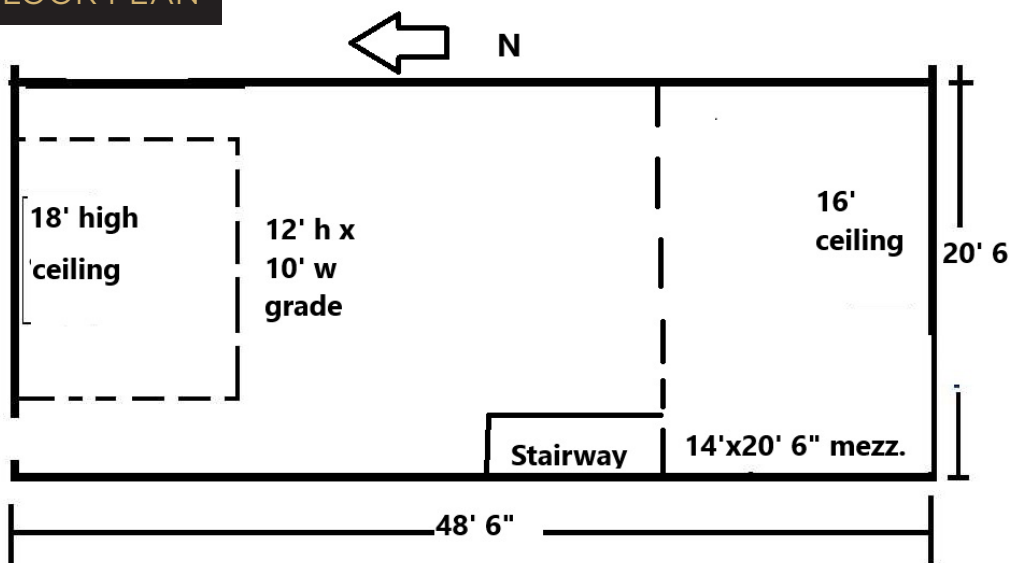


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FLOOR PLAN



Floor plan is provided for discussion purposes only and is subject to verification.

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AVAILABLE
APRIL 1, 2025

SHOP FEATURES

Drainage hole
Forced air overhead unit

MUNICIPAL 30, 9903 - 209 STREET, EDMONTON

LEGAL PLAN 1324887, UNIT 34

SUBDIVISION LEWIS FARMS INDUSTRIAL

YEAR BUILT 2013

UNIT SIZE
MAIN ± 1,050 SF
MEZZANINE ± 294 SF
(21'W X 14'L - NOT INCLUDED IN TOTAL AREA)

CEILING HEIGHT 18' AT OVERHEAD DOOR SLOPING TO 16' AT BACK OF UNIT

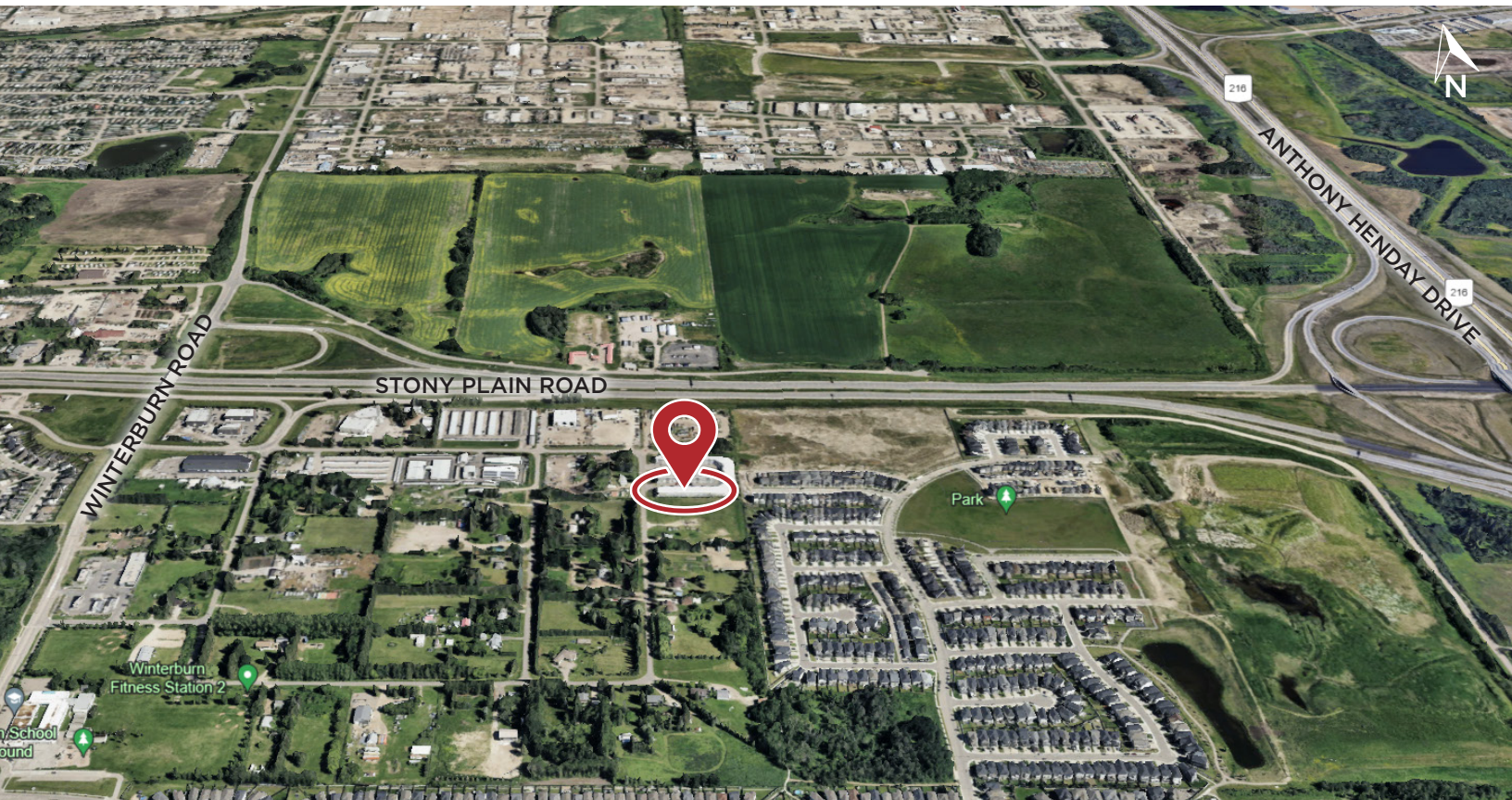
LOADING (1) 12'W X 10' H GRADE DOOR

POWER SINGLE PHASE (TBC)

ZONING BE - BUSINESS EMPLOYMENT ⓘ

Click to View
BE Zoning Uses

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\$235,000
Sale Price



\$6,047
Property Taxes (2025 est.)



\$3,684
Condo Fees (2025)

NEIGHBOURHOOD POPULATION (5 KM | 2023) **80,474**

AVERAGE HOUSEHOLD INCOME (5 KM | 2023) **\$109,776**

TRAFFIC COUNT | STONY PLAIN RD & 209 ST **47,460**



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