

The Colliers logo, featuring the word "Colliers" in white serif font on a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.A photograph of a modern, two-story commercial building with a light blue corrugated metal upper level and a dark grey stone-textured lower level. The building has several large windows and a glass entrance. Several cars are parked in the asphalt lot in front of the building under a clear blue sky.

8403 Coronet Road NW, Edmonton | AB

Developed Office/Flex Space **for Sale or Lease**

Opportunity to purchase or lease a developed office/flex commercial building in the Coronet Industrial area of Southeast Edmonton. The property is professionally built out with enclosed offices, open work areas, meeting rooms, kitchen space, and washrooms, and provides the ability to add warehouse space and/or secured yard storage.

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Property Overview

Location	The property is located in Edmonton's Eastgate district in the Coronet Industrial area, off of Argyll Road and 75 Street		
Zoning	DC2		
Year Built	1980		
Site Area	1.24 Acres		
Building Area	29,070 SF		
Rentable Area	Main Floor	16,155 SF <i>Flexible demising options available from 2,950 SF</i>	
	2nd Floor	8,116 SF	
Sale Price	\$4,500,000.00		
Property Taxes	\$75,264.00 (2024)		
Net Rent	Market		
Additional Rent	\$9.75 / SF (2024 estimate) includes utilities		
TI Allowance	Negotiable		
Parking	94 surface stalls (87 energized)		
Available	Immediately		
NOI	Available upon request		

Key Highlights



3 minutes from LRT station



Potential to add overhead doors and warehouse



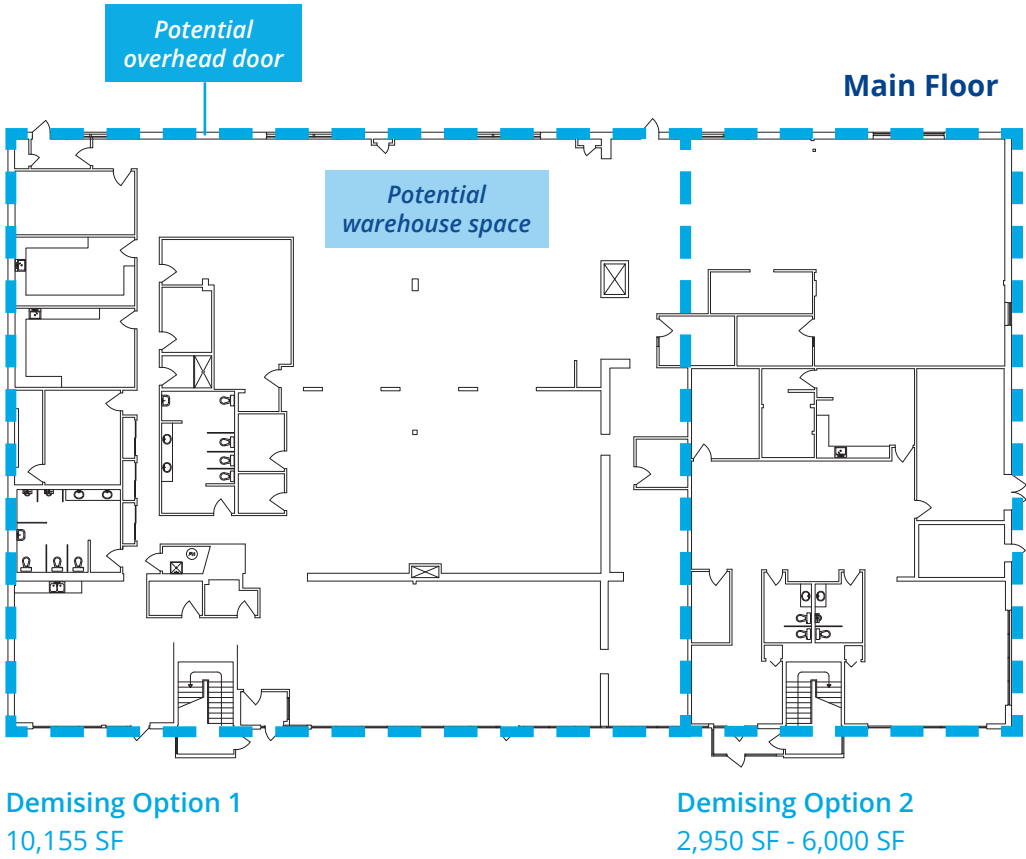
Ample surface parking with energized stalls



Backup power generator

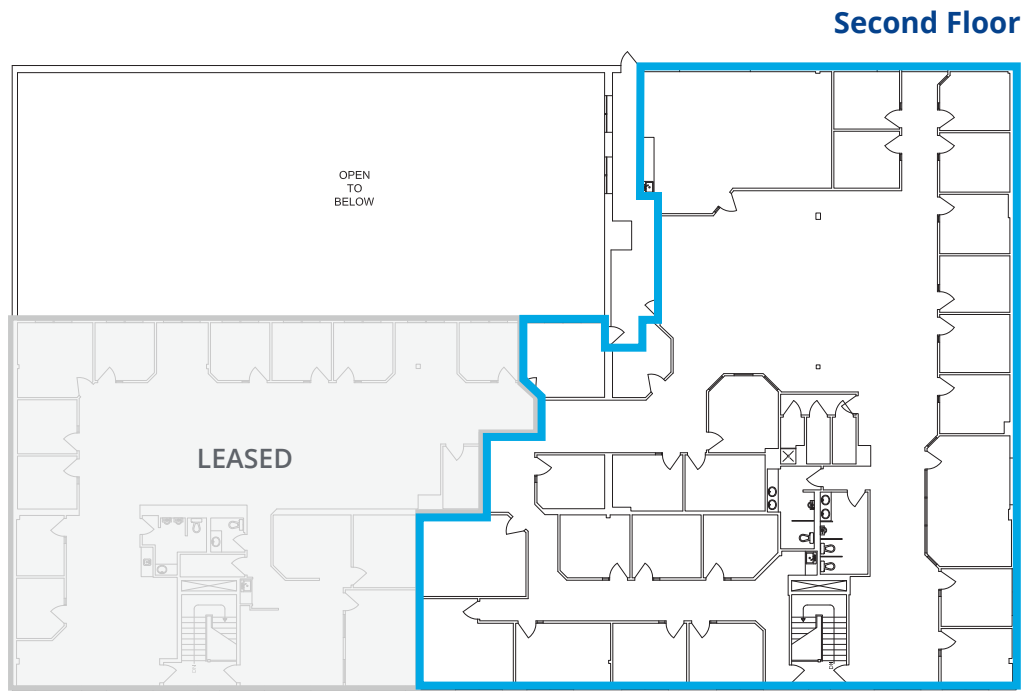


Floor Plans



Up to 16,155 SF

- Private offices
- Kitchens
- Meeting rooms
- Boardrooms
- Copy room
- Open work areas
- Dedicated lab space



8,116 SF

- Private offices
- Open work areas
- Boardroom
- Meeting rooms
- Kitchen

[View Online Listing](#)

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	LRT station
	Food services
	Bus stop
	Fitness facility
	Major road
	LRT Valley Line

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