

Courtesy Of Noah Issa and Ali Shaben Of Sable Realty

# \$1,365,000 - 2419 96 Street, Edmonton

MLS® #E4425157

**\$1,365,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Parsons Industrial, Edmonton, AB

Prime industrial condo corner unit for sale at Bay Plaza 5, located at 2419 96 Street NW, Edmonton. This 6,729 SF unit features 4,780 SF of main floor space and 1,949 SF of mezzanine, including a developed main floor and second-level office area. The space is designed with a front office, office mezzanine, and a rear warehouse, making it suitable for a variety of industrial and business uses. The unit is equipped with two grade-level loading doors, high ceilings, and ample on-site parking, ensuring efficient operations and accessibility. Strategically located in Parsons Industrial, the property offers excellent connectivity to Anthony Henday Drive, Whitemud Drive, Calgary Trail, and major transportation routes. Surrounded by a wide range of retail amenities, including South Edmonton Common, the area provides convenient access to major retailers such as Walmart, Costco, IKEA, and The Home Depot, as well as numerous dining options, fuel stations, and essential services.

Built in 2007

## Essential Information

MLS® #	E4425157
Price	\$1,365,000
Bathrooms	0.00



Acres	0.00
Year Built	2007
Type	Industrial
Status	Active

### **Community Information**

Address	2419 96 Street
Area	Edmonton
Subdivision	Parsons Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6N 1J8

### **Exterior**

Exterior	Block
Construction	Block

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	3
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 March 14th, 2025 at 3:17am MDT