

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 | 28               |
| Zoning         | Zone 41          |

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Listing information last updated on April 8th, 2025 at 9:02am MDT