

## \$0 - 4819 99 Street, Edmonton

MLS® #E4418996

**\$0**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Papaschase Industrial, Edmonton, AB

Take advantage of being positioned along a major arterial road, 99 Street, that links the south of Edmonton to Downtown and provides ample exposure to over 28,000 vehicles per day. The available spaces feature a practical mixture of showroom, office and warehouse spaces with grade loading and is zoned as Industrial Business (IB), allowing for a wide range of uses. +/-2,400 SF high exposure bay with mezzanine for lease. Well-maintained property with excellent visibility and signage. Ample front and rear parking on site. Positioned along 99 Street, the property allows for easy access to other major arterial roads such as Gateway Boulevard, Calgary Trail and Whitemud Drive.

Built in 1971

### Essential Information

|            |            |
|------------|------------|
| MLS® #     | E4418996   |
| Lease Rate | \$13       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1971       |
| Type       | Industrial |
| Status     | Active     |

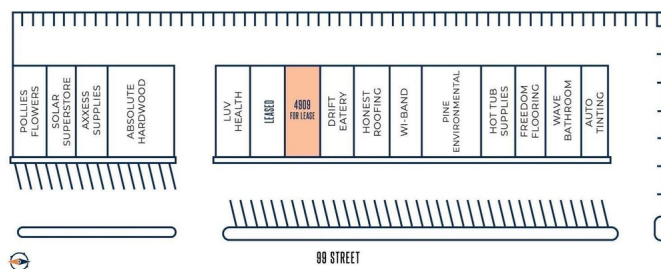
### Community Information

Address 4819 99 Street



FLOOR PLANS / 99TH STREET POWER CENTRE  
4809 99 STREET, EDMONTON, AB

#4809 99 STREET  
+/-2,400 SF



|             |                       |
|-------------|-----------------------|
| Area        | Edmonton              |
| Subdivision | Papaschase Industrial |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6E 4Y1               |

### **Exterior**

|              |                 |
|--------------|-----------------|
| Exterior     | Brick, Concrete |
| Construction | Brick, Concrete |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 23rd, 2025 |
| Days on Market | 270                |
| Zoning         | Zone 41            |

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Listing information last updated on October 19th, 2025 at 11:02pm MDT