

## \$289,000 - 3 9903 209 Street, Edmonton

MLS® #E4463319

**\$289,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Lewis Farms Industrial, Edmonton, AB

Commercial Warehouse/Storage Bay for Lease with 12' x 10' overhead door. Prefect for Small Business or your Storage needs. Very Convenient Location in the West End. Right Off of Winterburn Road, next to Highway 16A and seconds to Anthony Henday for Easy Access. This Bay has a 12' x 10' overhead door with a storage room that has built-in shelving on the Main Floor. The Mezzanine (2nd floor) is open for storage. There is No running water in this Bay. This Unit has access to the Very Cool Clubhouse which is 2 doors down (50'). Washroom Facilities and Team Meeting Area is available in Clubhouse. Condo Fee of \$306.87/month includes Power, Heat, Waste, Site Maintenance and Reserve Fund (Everything). Gated Entrance (Keypad Access) and Excellent Location for Your Storage Needs or Business. Quiet and Secure Area.

Built in 2012

### Essential Information

|            |            |
|------------|------------|
| MLS® #     | E4463319   |
| Price      | \$289,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2012       |
| Type       | Industrial |
| Status     | Active     |



**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 3 9903 209 Street      |
| Area        | Edmonton               |
| Subdivision | Lewis Farms Industrial |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5T 5X9                |

**Exterior**

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 58            |

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Listing information last updated on October 27th, 2025 at 9:47am MDT