

\$12,000,000 - 9608 25 Avenue, Edmonton

MLS® #E4454427

\$12,000,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Parsons Industrial, Edmonton, AB

Great Investment opportunity in Edmonton to own a freestanding 44500+ square foot building with a leaseback option. Currently occupied and operated by the owner, Bioneutra, the listed price includes a leaseback option at a competitive cap rate. Sale is also possible without a leaseback option the details of which can be discussed. The building is currently setup with four labs, office spaces, warehouse/storage areas and processing/tank areas. Land size is 10738 square meters. Location of the building offers very easy accessibility and access to Whitemud, 23 avenue, Anthony Henday...Multiple entry/exit points from the parking lot enable ease of access for semis as well as space to manoeuvre and access the loading area.

Built in 1998

Essential Information

MLS® #	E4454427
Price	\$12,000,000
Bathrooms	0.00
Acres	0.00
Year Built	1998
Type	Industrial
Status	Active



Community Information

Address	9608 25 Avenue
Area	Edmonton
Subdivision	Parsons Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6N 1J4

Exterior

Exterior	Metal
Construction	Metal

Additional Information

Date Listed	August 20th, 2025
Days on Market	55
Zoning	Zone 41

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Listing information last updated on October 14th, 2025 at 1:47am MDT