

\$4,500,000 - 8403 Coronet Road, Edmonton

MLS® #E4452359

\$4,500,000

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

Coronet Addition Industrial, Edmonton, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Opportunity to purchase or lease a developed office/flex commercial building in the Coronet Industrial area of Southeast Edmonton. The property is professionally built out with enclosed offices, open work areas, meeting rooms, kitchen space, and washrooms, and provides the ability to add warehouse space and/or secured yard storage.



8403 Coronet Road NW, Edmonton | AB

Developed Office/Flex Space for Sale or Lease

Opportunity to purchase or lease a developed office/flex commercial building in the Coronet Industrial area of Southeast Edmonton. The property is professionally built out with enclosed offices, open work areas, meeting rooms, kitchen space, and washrooms, and provides the ability to add warehouse space and/or secured yard storage.

REALTOR®

8403 Coronet Road NW, Edmonton | AB

Property Overview

Location	The property is located in Edmonton's Eastgate district in the Coronet Industrial area, off of Argyle Road and 75 Street.
Zoning	DC2
Year Built	1980
Site Area	1.24 Acres
Building Area	25,070 SF
Restorable Area	Main Floor: 16,155 SF Flexible dividing options available from 2,900 SF
2nd Floor	8,116 SF
Sale Price	\$4,500,000 (2024)
Property Taxes	\$75,304.00 (2024)
Net Rent	Market
Additional Rent	\$9.75 / SF (2024 estimate) includes utilities
T1 Allowance	Negotiable
Parking	94 surface stalls (87 emerged)
Available	Immediately
NCR	Available upon request

Key Highlights

- Exterior lighting
- Potential to add more parking and landscaping
- Ample surface parking stalls
- Backup power generator

8403 Coronet Road NW, Edmonton | AB

Floor Plans

Main Floor

Up to 16,155 SF

- Private offices
- Reception
- Meeting rooms
- Breakroom
- Copy room
- Open work area
- Designated lab space

Dividing Option 1
10,155 SF

Dividing Option 2
2,900 SF - 6,000 SF

Second Floor

8,116 SF

- Private offices
- Open work area
- Breakroom
- Meeting rooms
- Kitchen

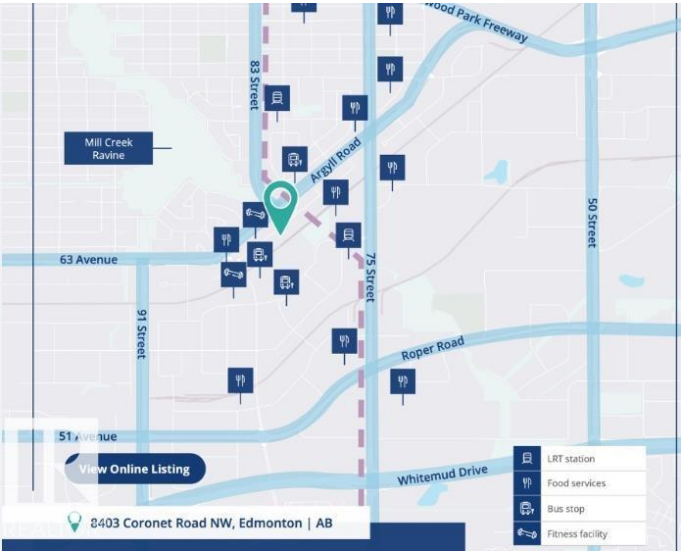
Built in 1980

Essential Information

MLS® #	E4452359
Price	\$4,500,000
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Office
Status	Active

Community Information

Address	8403 Coronet Road
Area	Edmonton



Subdivision	Coronet Addition Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 4N7

Exterior

Exterior	Concrete
Construction	Concrete

Additional Information

Date Listed	August 11th, 2025
Days on Market	30
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 September 9th, 2025 at 9:32pm MDT