



Real Estate
Developments



**LEWIS
FARMS**
BUSINESS CONDOS

RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

**Build-to-Suit
Highway Visibility
Pylon Signage
Turn Key Options**



Proposed

LEWIS FARMS BUSINESS CONDOS

9403 199 Street NW

Business Condos
Sale OR Lease
2024



LEWIS FARMS BUSINESS CONDOS

9403 199 Street NW

Business Condos in Lewis Farms Industrial Area

Ideally situated with nearby access to major transit corridors Anthony Henday Drive (AHD) and Highway 16A, Lewis Farms Business Condos will include six buildings and 113,800 SF ± of industrial business units with bay sizes from 1,100 to 5,000 SF ± within 25,000 SF structure.

- Visibility from Anthony Henday Drive, rear and front bay signage, and multiple pylon signs/directional signage
- Four access points including dedicated semi-truck entry and exit, and two standard vehicle traffic entry & exits
- Building heights up to 30', designed for maximum visibility from AHD, and the ability to add a mezzanine
- 15,000 SF of shared, fenced storage area
- Rear building loading bays
- Build-to-suit and turn-key options available



Demographics



TRADE AREA POPULATION

PRIMARY SECONDARY

18,691 52,613



AVERAGE INCOME

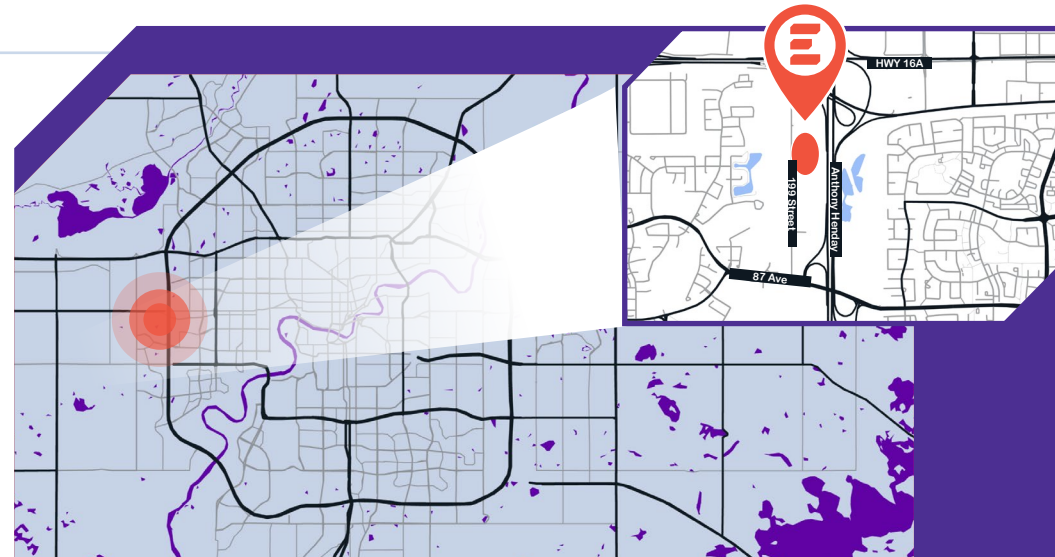
PRIMARY SECONDARY

\$102,008 \$106,594



VEHICLES PER DAY

ANTHONY HENDAY	87 Ave	HWY 16A
109,400 VPD	17,300 VPD	70,100 VPD



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LEGAL DESCRIPTION

Plan 558NY; Lot 10

SALE PRICE

\$269 - \$329 PSF

ZONING

IB

SITE AREA

7.74 Acres

PARKING

Over 220 Surface Parking

POSSESSION

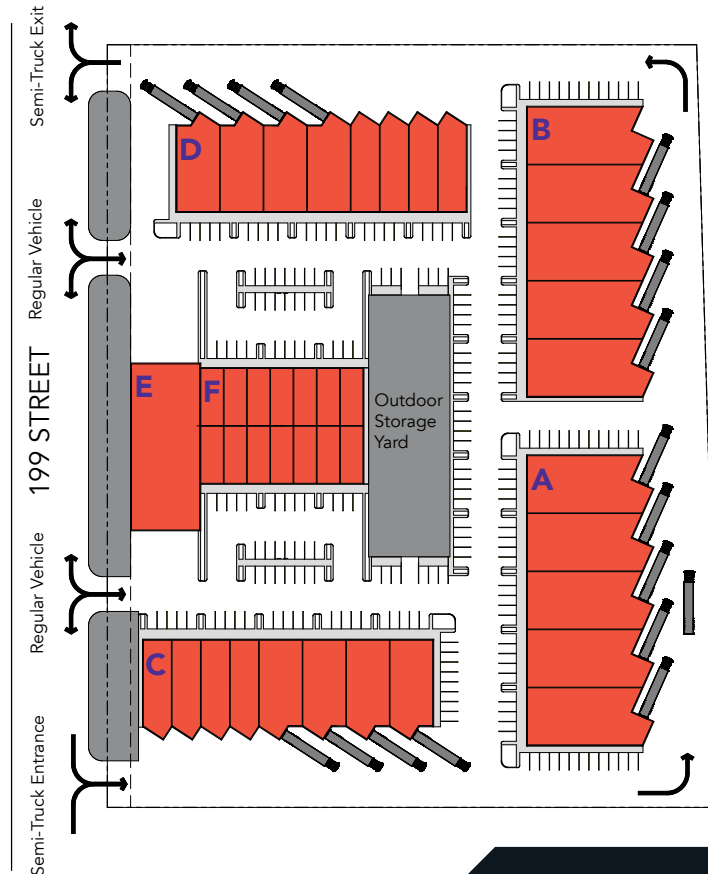
2023 (est.)

CONDO FEES

TBD

Site Plan

*Please note that development plans are subject to change and site design is underway. Build-to-suit options are available.



ANTHONY HENDAY
(BEYOND)

Building A & B | \$269 PSF | 1 Storey with option for mezzanine

Bay size: (5) 5,000 SF ±

Building size: 25,000 SF ±

- 30' clear ceiling height
- Loading docs and levellers with capacity for 10 ton cranes
- Trailer storage along property line

Building C & D | \$279 PSF | 1 Storey with option for mezzanine

Bay size: (4) 2,000 SF ± & (4) 3,000 SF ±

Building size: 20,000 SF ±

- 24' clear ceiling height
- Optional loading docs and levellers OR 12' x 14' overhead door

Building E | \$329 PSF | Single storey wand wash

Building size: 8,400 SF ±

Building F | \$289 PSF | Small bays with front entry

Bay size: (14) 1,100 SF ±

Building Size: 15,400 SF ±



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Winterburn Industrial Area

HWY 16A 70,100 VPD

Lewis Farms Industrial Area

- Access Mini Storage
- Copper & Brick
- Explore Life Church
- Grass n Plus
- Interprovincial Truck Sales
- JLE Electric
- JW Brian Plumbing and Heating
- K-Jay Electric
- Landmark Self Storage
- Pristine Ponds Water Features
- Sentinel Storage
- Smithtech Mechanical
- Winterburn Bottle Depot

Webber Greens

199 Street

Lewis Farms Industrial Area

Anthony Henday Drive 109,400 VPD

- West Meadows Baptist Church
- Global Aware Care (Daycare)

Lewis Estate Golf Course

87 AVE 17,300 VPD

Potter Greens

Area Highlights

A collection of industrial businesses are centralized in this highly connected corner of West Edmonton, which is well-served by arterial and secondary roadways.

Winterburn Industrial and Lewis Farms Industrial are home to a variety of complementary businesses.

The area offers nearby retail amenities for employees and clients, and provides local employment from nearby neighborhoods.