

## \$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 | 62                |
| 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 October 21st, 2025 at 6:17pm MDT