

Iron Works Building

Edmonton

FILE#:COM259

HOLDING#: 1009613

LAST UPDATE: March 9, 2026



10419 – 96 Street NW

Neighbourhood:	Boyle Street
Sector:	North West
Legal Description:	Plan ND; Block 13; Lot 1
Existing Land Use Zone:	MU Mixed Use Zone
Building Usable Area:	North Annex: 13,369 sq.ft. Foundry: 15,608 sq.ft.
Land Area	54,918 sq.ft.
Available:	Immediately
Rent:	Market Rates Starting at \$4.00 psf Triple Net
Purchase Price:	Email: leasing@edmonton.ca

The rehabilitation of the historic Iron Works Building is complete, offering a rare opportunity for a visionary owner or long-term tenant to establish a permanent footprint. Now in a restored shell state, the interior provides a massive, open-concept canvas ready for a bespoke build-out tailored to your brand's specific requirements.

This building is a true architectural gem, featuring masterfully preserved rails from the original foundry and an atmosphere that simply cannot be replicated in a modern build. Transitioning from a historic inventory site to a future Municipal Historic Resource, the property offers a unique blend of heritage and modern readiness—ideal for those who will appreciate its integrity while breathing new life into the neighborhood.

The approximate usable square footage:

- 13,369 sf for the north annex (5,274 basement, 8,094 main level)
- 15,608 for the foundry (1,055 basement, 12,335 main level, 2,217 second floor)
- south annex is not included in the current usable square footage and requires full rehabilitation.

The information contained herein is believed to be true, but does not constitute a contract. Lessees should verify all information to their own satisfaction. Rent, terms and conditions are subject to change within notice. GST is not included in rent.

Iron Works Building

Property Information

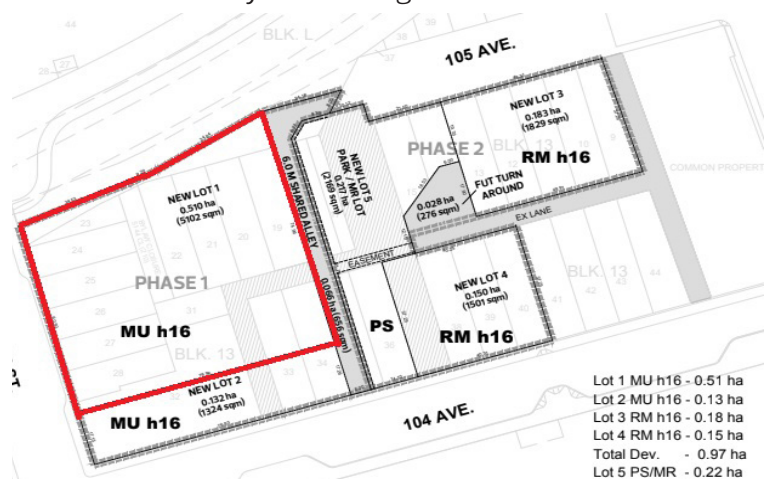
- The building is provided in grey box state, with the tenant responsible to complete servicing into the building, demising, finishes and fit-up at its sole cost. The rehabilitation did not include accessibility upgrades for any part of the building. The City does not provide tenant improvement allowances.
- The rehabilitation included new roofing and HVAC systems.
- The building can be leased to one single tenant or to two distinct tenants.
- The lease is intended to be carefree to the Landlord, at triple net market lease rates.

Conditions of Sale and Lease

- All sales and leases are subject to approval by the Branch Manager of Real Estate, Financial and Corporate Services, and/or the Executive Committee of City Council.
- The Lessee/buyer will be required to submit a deposit upon execution of the agreement.
- The property is being leased/sold on a strictly "as is", "where is" basis. Any representations or information regarding the size, configuration, dimensions, zoning, utility services, environmental quality/liability, soil conditions or developability with respect to the property are taken and relied upon at the Lessee's/ buyers sole risk; the Lessee/buyers has an obligation to ascertain the accuracy of all such information.

Sale and Lease Process

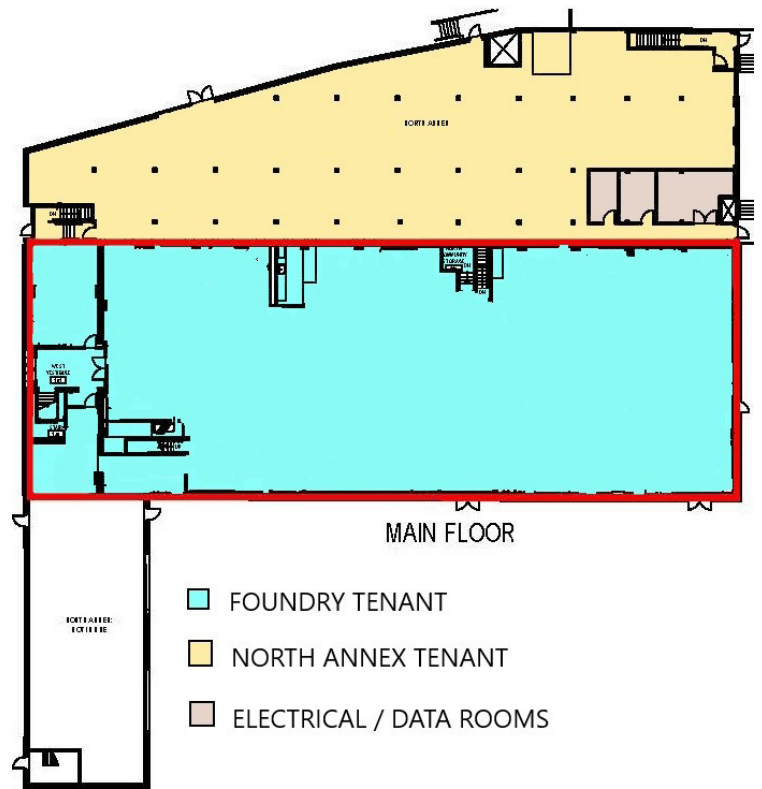
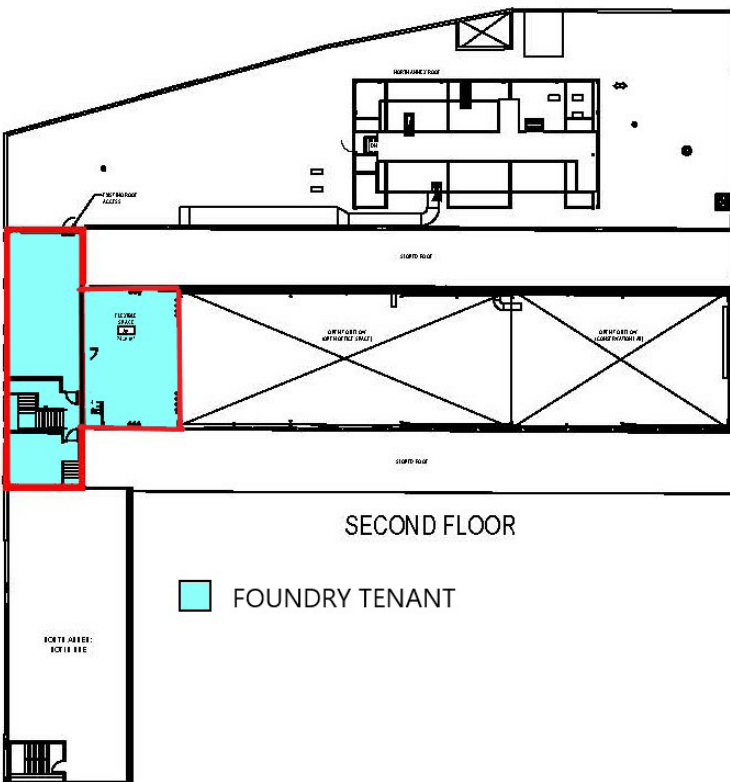
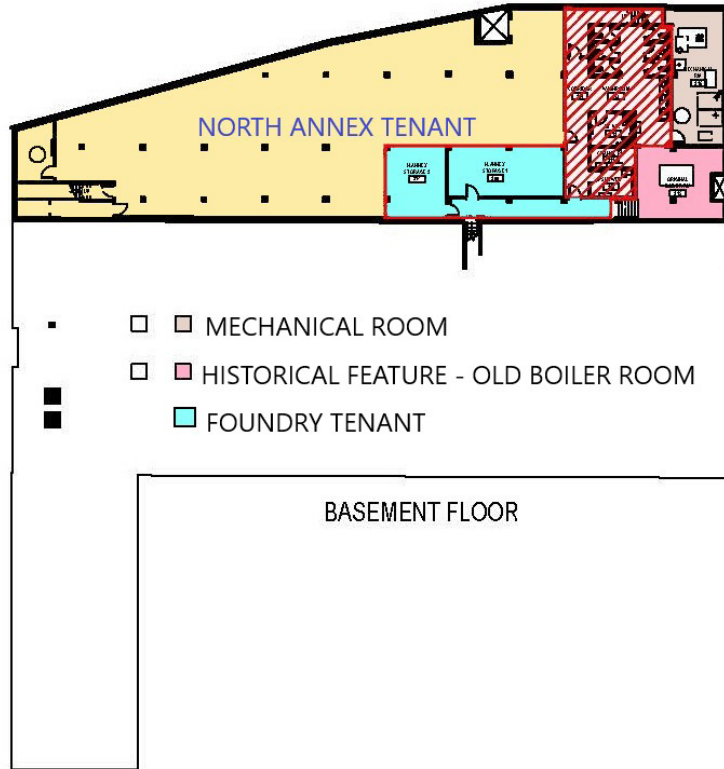
- All interested parties must submit an Expression of Interest to the City. Upon the City's review, the applicant may be contacted to further negotiate and formalize an agreement. All submissions should be emailed to leasing@edmonton.ca
- At a minimum, the Expression of Interest should include:
 - Proposed Use:
 - applicants should clearly described the proposed use of the facility including an outline of their anticipated timelines to complete fit up;
 - Organizational Capacity:
 - applicants should demonstrate proven organizational capacity through financial statements or other comparable means;
 - Lease/Sale Terms:
 - an outline of proposed lease terms such as, rental rate, term length, fit up period etc. or sale price, closing date, conditions and conditions period.
- Prospects must acknowledge the involvement or assistance of any Licensed Real Estate Brokers within their submission.
- The City reserves the right at its discretion, to accept, reject or further negotiate with any or all applicants and/or cancel or modify this offering.



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FLOOR PLANS



FOR LEASE OR SALE - BOYLE RENAISSANCE

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