

# \$749,900 - N/A, Edmonton

MLS® #E4422298

**\$749,900**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Strathcona Industrial Park, Edmonton, AB

Commercial condominium located on 91 St. and 34A Ave. with storefront facing 34A Ave. and an exit leading to the building hallway. Recently renovated. Unit contains two washrooms and a small office space. The property complex offers parking with over 150 stalls, including parking stalls located right outside the entrance. High ceiling offers the opportunity to build a second floor or mezzanine to maximize the square footage of the unit. Neighboring tenants include a restaurant, dog grooming salon, retail store, signage manufacturer, and a gym. Mixed use property can function as an office space, retail, rehearsal studio, and many more.

Built in 1981



## Essential Information

MLS® #	E4422298
Price	\$749,900
Bathrooms	0.00
Acres	0.00
Year Built	1981
Type	Office
Status	Active

## Community Information

Address	N/A
---------	-----

Area	Edmonton
Subdivision	Strathcona Industrial Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 5P4

### **Exterior**

Exterior	Block, Brick
Construction	Block, Brick

### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	49
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 April 10th, 2025 at 5:32pm MDT