

# \$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 | 55                  |
| Zoning         | Zone 41             |

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Listing information last updated on April 16th, 2025 at 7:17pm MDT