

# \$680,000 - 9508 34 Avenue, Edmonton

MLS® #E4428688

**\$680,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Strathcona Industrial Park, Edmonton, AB

Versatile office spaces in a prime commercial district on 34 Ave., between Gateway Blvd. and 91 St. This highly accessible location offers excellent visibility and convenience, surrounded by a variety of businesses, restaurants, and retail establishments. Available units from 1650 sq. ft. Ideal for professional offices, startups, or expanding businesses, this space provides the perfect setting for growth and success. Take advantage of the high-traffic area and easy access to major roadways.



Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4428688  |
| Price      | \$680,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 2025      |
| Type       | Office    |
| Status     | Active    |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 9508 34 Avenue             |
| Area        | Edmonton                   |
| Subdivision | Strathcona Industrial Park |
| City        | Edmonton                   |

|             |         |
|-------------|---------|
| County      | ALBERTA |
| Province    | AB      |
| Postal Code | T6E 5X8 |

### **Exterior**

|              |          |
|--------------|----------|
| Exterior     | Concrete |
| Construction | Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 41         |

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Listing information last updated on April 8th, 2025 at 11:02am MDT