

Courtesy Of Ryan C Brown and Conor J Clarke Of NAI Commercial Real Estate Inc

\$529,583 - 9635 54 Avenue, Edmonton

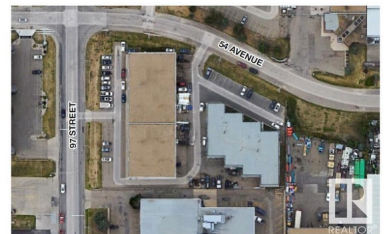
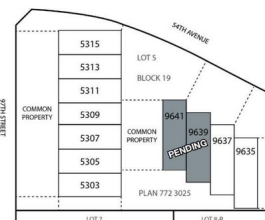
MLS® #E4395919

\$529,583

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Coronet Industrial, Edmonton, AB

Discover the perfect blend of convenience and functionality in these rare small bay Office/Industrial Condo Units nestled in the heart of South East Edmonton. Available for the first time, these units offer a range of sizes to suit your business needs: - West Building units ranging from 2,271 to 2,336 sq.ft.± - East Building units ranging from 2,465 to 2,605 sq.ft.± Each unit features a grade loading door, ensuring seamless operations for your business. The upgraded exterior facade enhances curb appeal and leaves a lasting impression on clients and visitors alike. Located with easy access to major arterials such as Whitemud, Calgary Trail/Gateway Blvd, 91 Street, and 51 Avenue, these units provide unparalleled connectivity to Edmonton's key transportation routes.



Built in 1978

Essential Information

| | |
|------------|------------|
| MLS® # | E4395919 |
| Price | \$529,583 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1978 |
| Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 9635 54 Avenue |
| Area | Edmonton |
| Subdivision | Coronet Industrial |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6E 5M6 |

Exterior

| | |
|--------------|-----------------|
| Exterior | Concrete, Mixed |
| Construction | Concrete, Mixed |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 5th, 2024 |
| Days on Market | 251 |
| Zoning | Zone 41 |

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Listing information last updated on March 13th, 2025 at 1:47am MDT