# \$1,499,990 - 9178 34a Avenue, Edmonton

MLS® #E4457187

# \$1,499,990

0 Bedroom, 0.00 Bathroom, Office on 0.00 Acres

Strathcona Industrial Park, Edmonton, AB

3400 sqft of commercial space in a prime location. 2200 sqft on the main floor and 1200 sqft on the second floor. Versatile commercial unit with a quality build-out in place!

Conveniently located in South Edmonton, the main floor is perfect for a cafe, professional services, retail and much more. This property combines flexibility, visibility, near 91 St. and 34 Ave., making it an excellent investment for an owner or investor looking for a unique commercial space.

Built in 1981

#### **Essential Information**

MLS® # E4457187 Price \$1,499,990

Bathrooms 0.00
Acres 0.00
Year Built 1981
Type Office
Status Active

## **Community Information**

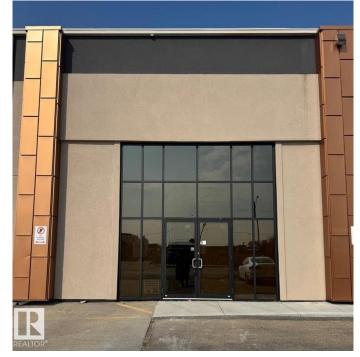
Address 9178 34a Avenue

Area Edmonton

Subdivision Strathcona Industrial Park

City Edmonton
County ALBERTA





Province AB

Postal Code T6E 5P4

### **Exterior**

Exterior Mixed Construction Mixed

#### **Additional Information**

Date Listed September 11th, 2025

Days on Market 37

Zoning Zone 41

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Listing information last updated on October 18th, 2025 at 3:17pm MDT