

\$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	44
Zoning	Zone 41

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Listing information last updated on October 25th, 2025 at 12:02pm MDT