

# \$649,900 - 201 9129 35 Avenue, Edmonton

MLS® #E4424778

**\$649,900**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Strathcona Industrial Park, Edmonton, AB

Say NO to Lease and be a Proud Owner of your OFFICE SPACE in a highly Exposed Professional Building of South Edmonton. If you are New Start-up or looking an expansion for your growing business, this Perfect OFFICE Space on SALE is a great Opportunity. 2nd floor Corner Unit Office Condo with HIGH VISIBILITY is situated at the Corner of 91 Street & 35 Avenue NW. Easy Access to WhiteMud Drive and Anthony Henday by 91 Street, it comes with Reception Area, 5 Office rooms, Spacious Boardroom/Meeting Room, Personal Kitchen & Private Washroom. The whole building complex comes with commercial Mix varying from Accountant, Immigration Consultant, Doctor and Lawyers. Currently Zoned IB. Excellent Location to open various type of Business. Elevator Access from Lobby to the Second Floor. Common Parking area available for up to 50 cars. And much more.

Built in 2017

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4424778  |
| Price      | \$649,900 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 2017      |



|        |        |
|--------|--------|
| Type   | Office |
| Status | Active |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 201 9129 35 Avenue         |
| Area        | Edmonton                   |
| Subdivision | Strathcona Industrial Park |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6E 5Y1                    |

### Exterior

|              |                    |
|--------------|--------------------|
| Exterior     | Metal, Steel Frame |
| Construction | Metal, Steel Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 8th, 2025 |
| Days on Market | 45              |
| Zoning         | Zone 41         |

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Listing information last updated on April 22nd, 2025 at 1:32am MDT