

Courtesy Of Raman Sarao Of MaxWell Polaris

# \$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	46
Zoning	Zone 41

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 23rd, 2025 at 7:32pm MDT