

# \$1,200,000 - 9145 156 Street, Edmonton

MLS® #E4419355

**\$1,200,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Jasper Park, Edmonton, AB

Owner/User or Redevelopment Opportunity.  
2666 SF Commercial building used as an  
automotive repair facility for decades situated  
on .44 acres of CN Zoned land (Commercial  
Neighborhood) with a proposed zoning of  
Medium Residential under bylaw 20001  
adopted January 2024, permitting between 4  
to 8 stories of multi-family development.  
Situated on a prime corner lot with access  
points off 156 Street and 92 avenue. Existing  
building comprised of 4 drive in bays, large  
front reception area, staff room, parts room, a  
small office and is situated on the lot to  
maximize parking lot under current use. Phase  
II environmental completed December 2024.

Built in 1962

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4419355    |
| Price      | \$1,200,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1962        |
| Type       | Retail      |
| Status     | Active      |

## Community Information

|         |                 |
|---------|-----------------|
| Address | 9145 156 Street |
|---------|-----------------|



|             |             |
|-------------|-------------|
| Area        | Edmonton    |
| Subdivision | Jasper Park |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T5R 1Y9     |

### **Exterior**

|              |              |
|--------------|--------------|
| Exterior     | Wood Frame   |
| Roof         | Tar & Gravel |
| Construction | Wood Frame   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 27th, 2025 |
| Days on Market | 98                 |
| Zoning         | Zone 22            |

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 May 5th, 2025 at 3:32am MDT