

# \$819,000 - 9643 & 9647 41 Avenue, Edmonton

MLS® #E4442465

**\$819,000**

0 Bedroom, 0.00 Bathroom,

Business with Property on 0.00 Acres

Strathcona Industrial Park, Edmonton, AB

**BUSINESS WITH PROPERTY!** Prime Commercial Property over 2000 Sq Ft in Strathcona Industrial Park! Unlock the potential of this exceptional corner property, strategically located in the bustling Strathcona Industrial Park. This versatile site is currently home to a thriving restaurant, courier service, U-Haul dealership, and lottery business, making it a dynamic investment opportunity with multiple revenue streams. Massive Corner Lot, Ample space for expansion or additional business ventures. Generous parking facilities to accommodate customers and staff. Spacious Warehouse and Office/Storage Areas ideal for various operational needs, providing flexibility for your business model. Located on a very busy street, ensuring maximum visibility and accessibility. Quick and easy connections to the Whitemud Freeway, facilitating efficient logistics and customer access. Whether you are looking to continue the successful operations already in place or envision your own unique business. This is a golden opportunity!

Built in 1980

## Essential Information

MLS® # E4442465

Price \$819,000



|            |                        |
|------------|------------------------|
| Bathrooms  | 0.00                   |
| Acres      | 0.00                   |
| Year Built | 1980                   |
| Type       | Business with Property |
| Status     | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 9643 & 9647 41 Avenue      |
| Area        | Edmonton                   |
| Subdivision | Strathcona Industrial Park |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6E 5X7                    |

### Exterior

|              |             |
|--------------|-------------|
| Exterior     | See Remarks |
| Construction | See Remarks |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 2               |
| 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 June 16th, 2025 at 1:32pm MDT