# \$1,250,000 - 9938 70 Avenue, Edmonton

MLS® #E4444916

# \$1,250,000

0 Bedroom, 0.00 Bathroom, Industrial on 0.00 Acres

CPR Irvine, Edmonton, AB

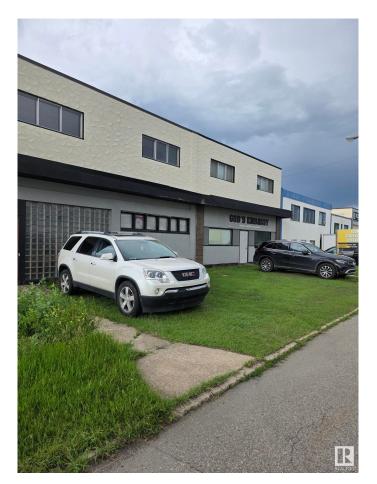
You are probably open to finding 'The Unique Industrial Investment Value' of this summer. 'Just listed. Be in the 1st group to view, before Your offer, as soon as Your schedule allows. Superb, central location. Excellent access only 1/2 block, to & from 99 st. for Your trucking, & traffic. Very substantial (overbuilt), concrete block building with open span engineered, wood ceiling beams. You will appreciate this design flexibility, as You settle into Your new location. 'Minimal demising walls. You'll find configuring this open voluminous space to Your usage is inexpensive, IF You change anything. 2 large, logistically sound, grade level north access loading doors. 'Upgraded electrical services, check it out! There are no major costs to surprise You here. 'Roof replaced, etc. There are multiple forced air furnaces and ducting for materials safety & staff comfort. To be purchased with the lot contiguous to the west, "lot 30 OT", \$150,000. 3 Lots 35mX39.6m=1386m2 or almost 15,000 sq ft. Photos next week.

Built in 1963

#### **Essential Information**

MLS® # E4444916 Price \$1,250,000

Bathrooms 0.00





Acres 0.00 Year Built 1963

Type Industrial

Status Active

# **Community Information**

Address 9938 70 Avenue

Area Edmonton
Subdivision CPR Irvine
City Edmonton
County ALBERTA

Province AB

Postal Code T6E 0V7

### **Exterior**

Exterior Block
Construction Block

### **Additional Information**

Date Listed June 25th, 2025

Days on Market 8

Zoning Zone 41

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Listing information last updated on July 3rd, 2025 at 2:47am MDT