

## \$729,900 - 111 9190 34a Avenue, Edmonton

MLS® #E4457989

**\$729,900**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Strathcona Industrial Park, Edmonton, AB

Great opportunity to own a versatile commercial bay on 34A Avenue with excellent access from both 34 Avenue and 91 Street. Built out office space. Approximately 2000sqft demised on two floors. Main floor consists of 5 offices, kitchen and washroom. 2nd floor has 6 offices, kitchen and washroom. This space is well-suited for a wide range of professional services. The building is home to a variety of complementary businesses, including a signage company, a beauty and wellness hub, a dog groomer, and a fitness center, among many others, creating strong traffic and visibility. An ideal option for an owner-user or investor looking for a well-located and adaptable commercial property.

Built in 1981

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457989  |
| Price      | \$729,900 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 1981      |
| Type       | Office    |
| Status     | Active    |

### Community Information

Address 111 9190 34a Avenue



|             |                            |
|-------------|----------------------------|
| Area        | Edmonton                   |
| Subdivision | Strathcona Industrial Park |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6E 5P4                    |

### **Exterior**

|              |              |
|--------------|--------------|
| Exterior     | Block, Brick |
| Construction | Block, Brick |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 1                    |
| Zoning         | Zone 41              |

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Listing information last updated on September 17th, 2025 at 8:47pm MDT