

\$5,450,000 - 9241 34a Avenue, Edmonton

MLS® #E4425796

\$5,450,000

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Strathcona Industrial Park, Edmonton, AB

RECEIVERSHIP SHIP - LAND AND BUILDING ONLY. Opportunity to purchase a freestanding retail/office building totaling 25,293 sq.ft.± on 1.98 acres in South Edmonton. Owner/user possibilities and investment and future development potential. Main floor built out as a fully functioning banquet facility with multiple bars, kitchen area and bathrooms. Current configuration provides ability to separate into three separate banquet halls or offer one larger facility. Second floor consists of four separate office units with various sizes and layouts; Current Tenants include a music studio and church, with two vacant units. 1.02 acres± of surplus land beside building is fully paved and sits on corner of 34A Avenue and 93 Street; surplus land is on a separate title and included with sale.

Built in 1979

Essential Information

| | |
|------------|-------------|
| MLS® # | E4425796 |
| Price | \$5,450,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1979 |
| Type | Retail |
| Status | Active |



Community Information

| | |
|-------------|----------------------------|
| Address | 9241 34a Avenue |
| Area | Edmonton |
| Subdivision | Strathcona Industrial Park |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6E 5P2 |

Exterior

| | |
|--------------|--------------------|
| Exterior | Other, See Remarks |
| Construction | Other, See Remarks |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 14th, 2025 |
| Days on Market | 22 |
| 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 5th, 2025 at 3:32am MDT