

## \$620,000 - 9258 34 Avenue, Edmonton

MLS® #E4446813

**\$620,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Strathcona Industrial Park, Edmonton, AB

Receivership Sale â€” Sold "As Is, Where Is".  
This 1,177 sq ft unit is located in a high-profile,  
high-exposure shopping centre on  
Edmontonâ€™s busy south side (34 Ave & 92  
St). The property is currently under  
construction/restoration following a fire in the  
complex.

Built in 1998

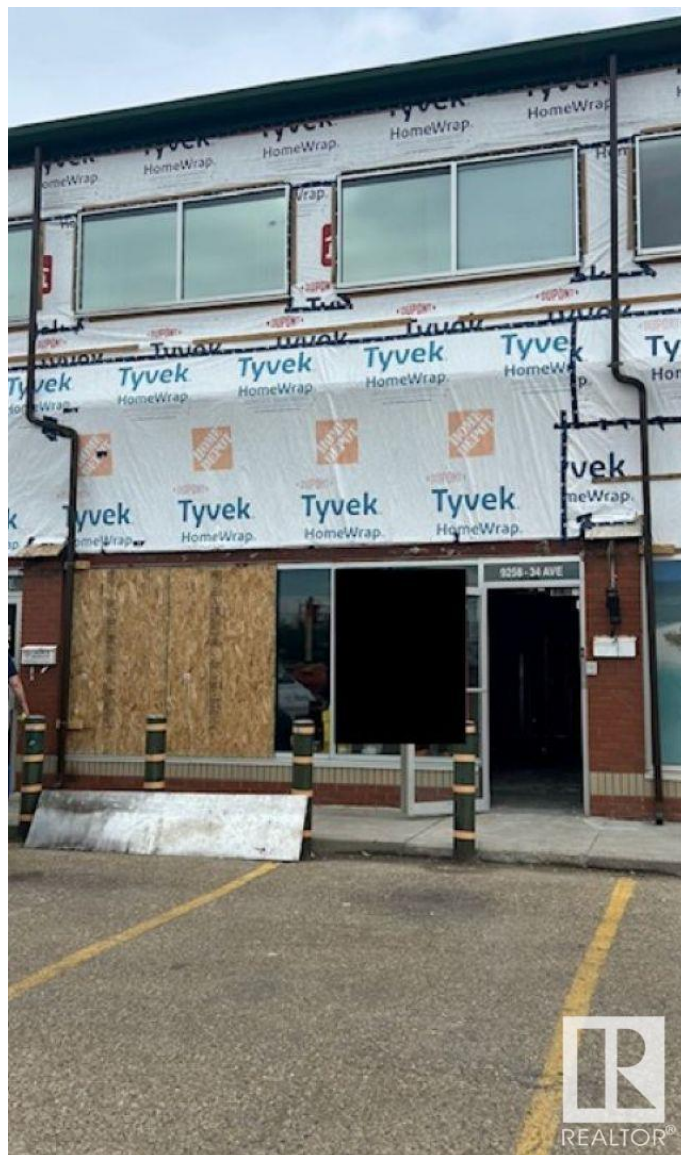
### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446813  |
| Price      | \$620,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 1998      |
| Type       | Retail    |
| Status     | Active    |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 9258 34 Avenue             |
| Area        | Edmonton                   |
| Subdivision | Strathcona Industrial Park |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6E 5P2                    |

### Exterior



|              |             |
|--------------|-------------|
| Exterior     | Steel Frame |
| Construction | Steel Frame |

**Additional Information**

|                 |                |
|-----------------|----------------|
| Date Listed     | July 9th, 2025 |
| Days on Market  | 25             |
| Zoning          | Zone 41        |
| RE / Bank Owned | Yes            |

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Listing information last updated on August 3rd, 2025 at 3:47pm MDT