

# \$680,000 - 9508 34 Avenue, Edmonton

MLS® #E4428688

**\$680,000**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Strathcona Industrial Park, Edmonton, AB

Versatile office spaces in a prime commercial district on 34 Ave., between Gateway Blvd. and 91 St. This highly accessible location offers excellent visibility and convenience, surrounded by a variety of businesses, restaurants, and retail establishments. Available units from 1650 sq. ft. Ideal for professional offices, startups, or expanding businesses, this space provides the perfect setting for growth and success. Take advantage of the high-traffic area and easy access to major roadways.



Built in 2025

## Essential Information

MLS® #	E4428688
Price	\$680,000
Bathrooms	0.00
Acres	0.00
Year Built	2025
Type	Office
Status	Active

## Community Information

Address	9508 34 Avenue
Area	Edmonton
Subdivision	Strathcona Industrial Park
City	Edmonton

County	ALBERTA
Province	AB
Postal Code	T6E 5X8

### Exterior

Exterior	Concrete
Construction	Concrete

### Additional Information

Date Listed	April 2nd, 2025
Days on Market	142
Zoning	Zone 41

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Listing information last updated on August 21st, 2025 at 11:47pm MDT