

\$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

BEST FIND this year. Private, unassuming, secure, free-standing, (not a condo) clean building. Just listed. Unusually good CENTRAL location, 1/2 block west of 99 St. Overbuilt concrete block, 13,000 square foot 2 story building. You will appreciate this design flexibility, as You settle into Your new location. Configuring this voluminous space to Your usage is inexpensive, IF You change anything. Extensive office space developed on 2nd floor. Grade level north access loading doors. To be purchased with the lot (e4445287) contiguous to the west, \$150,000. Total of 3 Lots 35mX39.6m=1386m² or almost 15,000 sq ft. zoned IM. Previous usage for decades was clean furniture manufacturing. There are no major costs to surprise You here. There are multiple forced air furnaces and ducting for materials safety & staff comfort. Upgraded electrical services, many washrooms, etc !

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 81
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 September 14th, 2025 at 7:02am MDT