

Courtesy Of Ryan C Brown and Conor J Clarke Of NAI Commercial Real Estate Inc

# \$529,583 - 9635 54 Avenue, Edmonton

MLS® #E4395919

**\$529,583**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

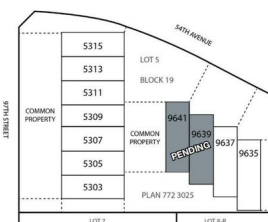
Coronet Industrial, Edmonton, AB

Discover the perfect blend of convenience and functionality in these rare small bay Office/Industrial Condo Units nestled in the heart of South East Edmonton. Available for the first time, these units offer a range of sizes to suit your business needs: - West Building units ranging from 2,271 to 2,336 sq.ft.± - East Building units ranging from 2,465 to 2,605 sq.ft.± Each unit features a grade loading door, ensuring seamless operations for your business. The upgraded exterior facade enhances curb appeal and leaves a lasting impression on clients and visitors alike. Located with easy access to major arterials such as Whitemud, Calgary Trail/Gateway Blvd, 91 Street, and 51 Avenue, these units provide unparalleled connectivity to Edmonton's key transportation routes.

Built in 1978

## Essential Information

MLS® #	E4395919
Price	\$529,583
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Industrial
Status	Active



## Community Information

Address	9635 54 Avenue
Area	Edmonton
Subdivision	Coronet Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 5M6

## Exterior

Exterior	Concrete, Mixed
Construction	Concrete, Mixed

## Additional Information

Date Listed	July 5th, 2024
Days on Market	281
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 11th, 2025 at 10:17pm MDT