

## \$1,499,990 - 9178 34a Avenue, Edmonton

MLS® #E4457187

**\$1,499,990**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Strathcona Industrial Park, Edmonton, AB

3400 sqft of commercial space in a prime location. 2200 sqft on the main floor and 1200 sqft on the second floor. Versatile commercial unit with a quality build-out in place!

Conveniently located in South Edmonton, the main floor is perfect for a cafe, professional services, retail and much more. This property combines flexibility, visibility, near 91 St. and 34 Ave., making it an excellent investment for an owner or investor looking for a unique commercial space.

Built in 1981

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4457187    |
| Price      | \$1,499,990 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1981        |
| Type       | Office      |
| Status     | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 9178 34a Avenue            |
| Area        | Edmonton                   |
| Subdivision | Strathcona Industrial Park |
| City        | Edmonton                   |
| County      | ALBERTA                    |



|             |         |
|-------------|---------|
| Province    | AB      |
| Postal Code | T6E 5P4 |

**Exterior**

|              |       |
|--------------|-------|
| Exterior     | Mixed |
| Construction | Mixed |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 48                   |
| Zoning         | Zone 41              |

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Listing information last updated on October 29th, 2025 at 7:02pm MDT