

\$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

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, and a prime location 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	7
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 18th, 2025 at 12:17pm MDT