

Courtesy Of Ricky Aujla Of Century 21 Bravo Realty

\$225,000 - 204 9605 41 Avenue, Edmonton

MLS® #E4428986

\$225,000

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

Strathcona Industrial Park, Edmonton, AB

Fully renovated second-floor commercial condo in Strathcona Industrial Park, ideal for professionals, small businesses, and startups ready to upgrade from a home office. This bright and functional space offers 904 SF (condo plan) or 846.95 SF (RMS) and features a reception area, two private offices, a versatile scrum room (or third office), kitchenette with sink, and two washrooms. Zoned IB, allowing for a wide variety of business uses. Located just off 97th Street with easy access to Whitemud Drive and public transit. Well-managed building with a new roof (2013), updated steel cladding (2011), and a strong reserve fund supported by developer contributions. Ideal for client-facing operations, creative professionals, or anyone seeking a turnkey space in a central location.

Built in 1980

Essential Information

MLS® #	E4428986
Price	\$225,000
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Office
Status	Active



Community Information

Address	204 9605 41 Avenue
Area	Edmonton
Subdivision	Strathcona Industrial Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 5X7

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	April 4th, 2025
Days on Market	3
Zoning	Zone 41

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Listing information last updated on April 7th, 2025 at 4:17pm MDT