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

MLS® #E4395919

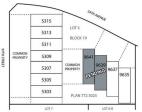
## \$529,583

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 300

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 May 1st, 2025 at 8:18am MDT