

## \$725,000 - 9865 85 Avenue, Edmonton

MLS® #E4454782

**\$725,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Strathcona, Edmonton, AB

Wow Wow Wow. Will you look at that. An iconic wholistic center is for sale off of 99 Street and minutes away from Whyte Avenue. When you first enter the property, you are welcomed with a receptionist desk and a waiting area with a beautiful fish tank. Going straight you will see a mini kitchen area and when you walk straight through you will see three spacious rooms where one can meet with clients in a professional matter. Going upstairs you will find ones living space and an office on the second floor. Heading straight to the basement you have a storage room and two other professional rooms that one can practice in as well. The Bathroom, Shower, and Laundry room are located on the basement floor as well. When you head to the back of the building, you'll be welcomed with a large space where one can practice with a band, make this into an art room, or into ones yoga room, the uses can be left to ones own imagination. Currently zoned CNC. Some pictures have been digitally staged.

Built in 1960

### Essential Information

MLS® #	E4454782
Price	\$725,000
Bathrooms	0.00



Acres	0.00
Year Built	1960
Type	Retail
Status	Active

### Community Information

Address	9865 85 Avenue
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2J5

### Exterior

Exterior	Wood Frame
Construction	Wood Frame

### Additional Information

Date Listed	August 26th, 2025
Days on Market	1
Zoning	Zone 15

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Listing information last updated on August 27th, 2025 at 2:47pm MDT