

\$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 private washrooms. Recent upgrades include new flooring, fresh paint, and energy-efficient LED lighting. Zoned IB, allowing for a wide variety of business uses. Located just off 97th Street with easy access to Whitemud Drive and public transit. Ample parking available for staff and clients. Monthly fee of \$980 covers condo fees, utilities, water, heat, washroom supplies, garbage bags, and cleaning. 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 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 | 27 |
| Zoning | Zone 41 |

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Listing information last updated on May 1st, 2025 at 11:32am MDT