

## \$219,000 - N/A, Edmonton

MLS® #E4440541

**\$219,000**

0 Bedroom, 0.00 Bathroom,

Business on 0.00 Acres

Strathcona Industrial Park, Edmonton, AB

Prime Commercial Property in Strathcona Industrial Park! Unlock the potential of this exceptional corner property, strategically located in the bustling Strathcona Industrial Park. This versatile site is currently home to a thriving restaurant, courier service, U-Haul dealership, and lottery business, making it a dynamic investment opportunity with multiple revenue streams. Massive Corner Lot, Ample space for expansion or additional business ventures. Generous parking facilities to accommodate customers and staff. Spacious Warehouse and Office/Storage Areas ideal for various operational needs, providing flexibility for your business model. Located on a very busy street, ensuring maximum visibility and accessibility. Quick and easy connections to the Whitemud Freeway, facilitating efficient logistics and customer access. Whether you are looking to continue the successful operations already in place or envision your own unique business. Not to miss this golden opportunity!

Built in 1990

### Essential Information

MLS® # E4440541

Price \$219,000

Bathrooms 0.00



|            |          |
|------------|----------|
| Acres      | 0.00     |
| Year Built | 1990     |
| Type       | Business |
| Status     | Active   |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | N/A                        |
| Area        | Edmonton                   |
| Subdivision | Strathcona Industrial Park |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6E 5X7                    |

### Exterior

|              |             |
|--------------|-------------|
| Exterior     | See Remarks |
| Construction | See Remarks |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 20             |
| Zoning         | Zone 41        |

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Listing information last updated on June 25th, 2025 at 12:18pm MDT