

## **\$425,250 - 311 9622 42 Avenue, Edmonton**

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MLS® #E4381734

**\$425,250**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Strathcona Industrial Park, Edmonton, AB

Welcome to Whitemud Business Park. This established southside office park has recently underwent a condo conversion so units are now for sale! Sizes range from 1,109 Sq. Ft. up to 6,964 Sq. Ft. The park has a campus-like environment designed to enhance connectivity and collaboration. Great access to Whitemud Drive, QEII, Anthony Henday Drive. This particular unit is 1,701 Sq. Ft. on the main floor and ready for your customization. If you're looking within this size range we have multiple other units within a similar size range that also may be a fit.



Built in 1980

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4381734  |
| Price      | \$425,250 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 1980      |
| Type       | Office    |
| Status     | Active    |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 311 9622 42 Avenue         |
| Area        | Edmonton                   |
| Subdivision | Strathcona Industrial Park |

|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6E 5Y4  |

### **Exterior**

|              |       |
|--------------|-------|
| Exterior     | Mixed |
| Construction | Mixed |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2024 |
| Days on Market | 477              |
| Zoning         | Zone 41          |

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Listing information last updated on August 2nd, 2025 at 3:02pm MDT