

# **\$1,250,000 - 9938 70 Avenue, Edmonton**

MLS® #E4444916

**\$1,250,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

CPR Irvine, Edmonton, AB

BEST FIND this year. Private, unassuming, secure, free-standing, (not a condo) clean building. Just listed. Unusually good CENTRAL location, 1/2 block west of 99 St. Overbuilt concrete block, 13,000 square foot 2 story building. You will appreciate this design flexibility, as You settle into Your new location. Configuring this voluminous space to Your usage is inexpensive, IF You change anything. Extensive office space developed on 2nd floor. Grade level north access loading doors. To be purchased with the lot (e4445287) contiguous to the west, \$150,000. Total of 3 Lots 35mX39.6m=1386m<sup>2</sup> or almost 15,000 sq ft. zoned IM. Previous usage for decades was clean furniture manufacturing. There are no major costs to surprise You here. There are multiple forced air furnaces and ducting for materials safety & staff comfort. Upgraded electrical services, many washrooms, etc !

Built in 1963

## **Essential Information**

MLS® #	E4444916
Price	\$1,250,000
Bathrooms	0.00
Acres	0.00
Year Built	1963
Type	Industrial



Status                      Active

**Community Information**

Address                    9938 70 Avenue  
Area                        Edmonton  
Subdivision               CPR Irvine  
City                         Edmonton  
County                     ALBERTA  
Province                  AB  
Postal Code               T6E 0V7

**Exterior**

Exterior                   Block  
Construction             Block

**Additional Information**

Date Listed               June 25th, 2025  
Days on Market          77  
Zoning                     Zone 41

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