$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	26
Zoning	Zone 41