

# \$5,450,000 - 9241 34a Avenue, Edmonton

MLS® #E4425796

**\$5,450,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Strathcona Industrial Park, Edmonton, AB

RECEIVERSHIP SHIP - LAND AND BUILDING ONLY. Opportunity to purchase a freestanding retail/office building totaling 25,293 sq.ft.± on 1.98 acres in South Edmonton. Owner/user possibilities and investment and future development potential. Main floor built out as a fully functioning banquet facility with multiple bars, kitchen area and bathrooms. Current configuration provides ability to separate into three separate banquet halls or offer one larger facility. Second floor consists of four separate office units with various sizes and layouts; Current Tenants include a music studio and church, with two vacant units. 1.02 acres± of surplus land beside building is fully paved and sits on corner of 34A Avenue and 93 Street; surplus land is on a separate title and included with sale.

Built in 1979

## Essential Information

MLS® #	E4425796
Price	\$5,450,000
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Retail
Status	Active



## Community Information

Address 9241 34a Avenue  
Area Edmonton  
Subdivision Strathcona Industrial Park  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T6E 5P2

## Exterior

Exterior Other, See Remarks  
Construction Other, See Remarks

## Additional Information

Date Listed March 14th, 2025  
Days on Market 22  
Zoning Zone 41

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Listing information last updated on April 5th, 2025 at 12:02pm MDT