$1,250,000 - 9938 70 Avenue, Edmonton
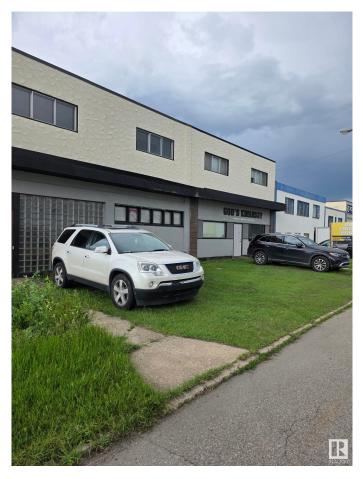
MLS® #E4444916

$1,250,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

CPR Irvine, Edmonton, AB

You are probably open to finding 'The Unique Industrial Investment Value' of this summer. 'Just listed. Be in the 1st group to view, before Your offer, as soon as Your schedule allows. Superb, central location. Excellent access only 1/2 block, to & from 99 st. for Your trucking, & traffic. Very substantial (overbuilt), concrete block building with open span engineered, wood ceiling beams. You will appreciate this design flexibility, as You settle into Your new location. 'Minimal demising walls. You'll find configuring this open voluminous space to Your usage is inexpensive, IF You change anything. 2 large, logistically sound, grade level north access loading doors. 'Upgraded electrical services, check it out ! There are no major costs to surprise You here. 'Roof replaced,etc. There are multiple forced air furnaces and ducting for materials safety & staff comfort. To be purchased with the lot contiguous to the west, "lot 30 OT", $150,000. 3 Lots 35mX39.6m=1386m2 or almost 15,000 sq ft. Photos next week.

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	7
Zoning	Zone 41