

## \$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

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Listing information last updated on April 30th, 2025 at 8:17am MDT