

## \$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. You'll find configuring this 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 (E3335287) contiguous to the west, "lot 30 OT", \$150,000. 3 Lots 35mX39.6m=1386m<sup>2</sup> or almost 15,000 sq ft. Photos, measurements, 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	11
Zoning	Zone 41

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Listing information last updated on July 5th, 2025 at 9:31pm MDT