

# \$0 - 9241 34a Avenue, Edmonton

MLS® #E4451503

**\$0**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Strathcona Industrial Park, Edmonton, AB

Professional office space for lease on 34A Ave and 91 St.! This prime location offers easy access to major roadways, including Parsons Rd. and Gateway Blvd. Conveniently situated just steps from public transportation, making it ideal for staff and clients alike. The well-designed layout includes multiple private offices, a welcoming reception area, a pantry, and washroom facilities. Perfect for professional, administrative, or service-based businesses looking for a functional and accessible location in south Edmonton. Two other spaces available for lease in the same building, at 1600 sq. ft. and 2500 sq. ft.

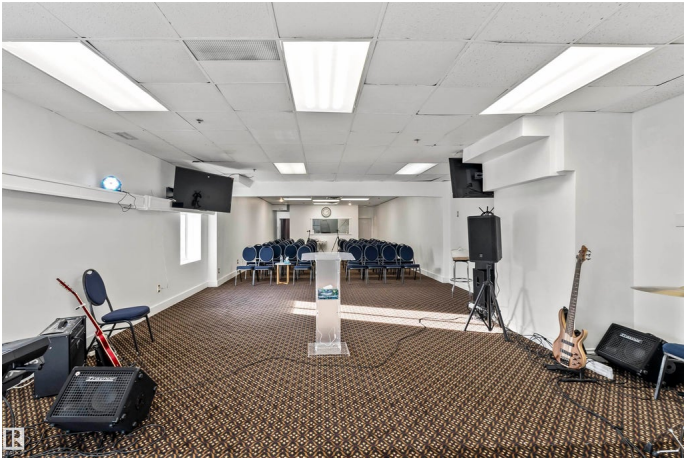
Built in 1979

## Essential Information

MLS® #	E4451503
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Office
Status	Active

## Community Information

Address	9241 34a Avenue
Area	Edmonton
Subdivision	Strathcona Industrial Park



City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 5T5

### **Exterior**

Exterior	Mixed
Construction	Mixed

### **Additional Information**

Date Listed	August 6th, 2025
Days on Market	2
Zoning	Zone 41

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 8th, 2025 at 1:32am MDT