

# \$299,900 - 82 4003 98 Street, Edmonton

MLS® #E4451976

**\$299,900**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Strathcona Industrial Park, Edmonton, AB

Fantastic opportunity to own a well-laid-out commercial office space in the heart of Strathcona Industrial Park, ideal for small businesses, professional services, or satellite offices. Situated just off 41 Ave with quick access to 91 St, 99 St, Calgary Trail, and Whitemud Drive, this location offers high visibility and convenient connectivity for clients and staff. The unit features a welcoming front reception with a built-in stand and cozy fireplace, three private offices, kitchen area and a large open space in the back with cupboards perfect for workstations, storage, or future customization. With ample surface parking, you and your clients will never have to worry about finding a spot. Surrounded by a vibrant mix of industrial, retail, and service-based businesses, this property is priced well, offering excellent value for a growing business or investor. Donâ€™t miss out on this turnkey space in one of Edmontonâ€™s most strategic industrial hubs!



Built in 1993

## Essential Information

MLS® #	E4451976
Price	\$299,900
Bathrooms	0.00
Acres	0.00

Year Built	1993
Type	Office
Status	Active

### Community Information

Address	82 4003 98 Street
Area	Edmonton
Subdivision	Strathcona Industrial Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 6M8

### Exterior

Exterior	Concrete, Wood Frame
Construction	Concrete, Wood Frame

### Additional Information

Date Listed	August 8th, 2025
Days on Market	1
Zoning	Zone 41

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Listing information last updated on August 9th, 2025 at 3:32pm MDT