

# \$1,200,000 - 9512 62 Avenue, Edmonton

MLS® #E4452874

**\$1,200,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Rosedale Industrial, Edmonton, AB

4,000 sq.ft.± freestanding building with yard available for sale at 9516 62 Avenue in Edmonton. The building is currently demised into two 2,000 sq.ft.± bays and includes 800 sq.ft.± of office space, two 10' x 12' overhead doors, 14' ceiling height, and floor drains. Situated on a 9,200 sq.ft.± site, the property has 3-phase, 220V power (TBC), unit heaters in the warehouse, and a forced air furnace in the office. Zoned BE (Business Employment) with access to Argyll Road, Gateway Boulevard, Calgary Trail, and Whitemud Drive.

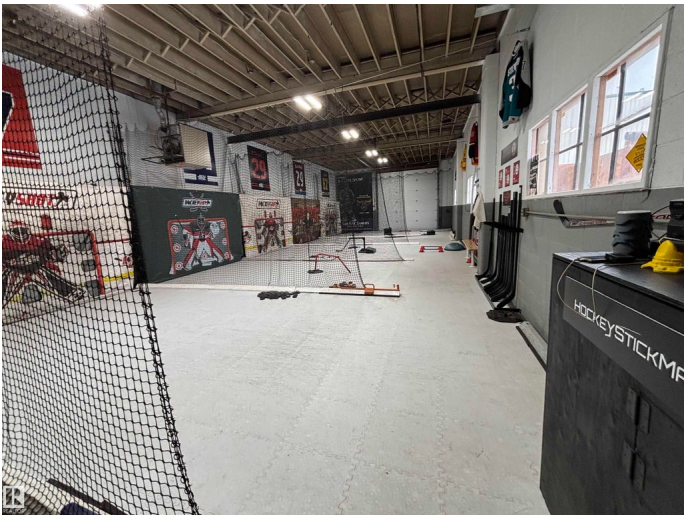
Built in 1964

## Essential Information

MLS® #	E4452874
Price	\$1,200,000
Bathrooms	0.00
Acres	0.00
Year Built	1964
Type	Industrial
Status	Active

## Community Information

Address	9512 62 Avenue
Area	Edmonton
Subdivision	Rosedale Industrial



City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0C9

### **Exterior**

Exterior	Mixed
Construction	Mixed

### **Additional Information**

Date Listed	August 13th, 2025
Days on Market	2
Zoning	Zone 41

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Listing information last updated on August 15th, 2025 at 12:48pm MDT