

Courtesy Of Adesh Nirwan Of Exp Realty

\$484,900 - 5408 36 Street, Edmonton

MLS® #E4420648

\$484,900

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Pylypow Industrial, Edmonton, AB

This location is situated in the popular Edmonton South area, making it an ideal spot for businesses looking to establish themselves in a thriving community. Located just off Whitemud Drive and 34th street, this location offers easy access to major roadways and transportation routes. With its prime location, businesses can benefit from high traffic and excellent visibility. Whether you're looking to expand your operations or start a new venture, this location provides the perfect opportunity to do so. This unit features an efficient floor plan, with 600 sq ft on the main floor for office space, 1200 sq ft of warehouse space, and 550 sq ft on the second floor with a mezzanine. It's perfectly suited for a variety of businesses looking for a spacious and functional layout. Seller is willing to lease as well.

Built in 2007

Essential Information

| | |
|------------|------------|
| MLS® # | E4420648 |
| Price | \$484,900 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Industrial |
| Status | Active |



Community Information

| | |
|-------------|--------------------|
| Address | 5408 36 Street |
| Area | Edmonton |
| Subdivision | Pylypow Industrial |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6B 3P3 |

Exterior

| | |
|--------------|-------|
| Exterior | Block |
| Construction | Block |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 6th, 2025 |
| Days on Market | 63 |
| Zoning | Zone 42 |

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Listing information last updated on April 10th, 2025 at 12:02pm MDT