

# **\$425,250 - 311 9622 42 Avenue, Edmonton**

---

MLS® #E4381734

**\$425,250**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Strathcona Industrial Park, Edmonton, AB

Welcome to Whitemud Business Park. This established southside office park has recently underwent a condo conversion so units are now for sale! Sizes range from 1,109 Sq. Ft. up to 6,964 Sq. Ft. The park has a campus-like environment designed to enhance connectivity and collaboration. Great access to Whitemud Drive, QEII, Anthony Henday Drive. This particular unit is 1,701 Sq. Ft. on the main floor and ready for your customization. If you're looking within this size range we have multiple other units within a similar size range that also may be a fit.



Built in 1980

## **Essential Information**

MLS® #	E4381734
Price	\$425,250
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Office
Status	Active

## **Community Information**

Address	311 9622 42 Avenue
Area	Edmonton
Subdivision	Strathcona Industrial Park

City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 5Y4

### **Exterior**

Exterior	Mixed
Construction	Mixed

### **Additional Information**

Date Listed	April 12th, 2024
Days on Market	363
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 April 10th, 2025 at 2:17am MDT