# \$5,990,000 - 6257 34 Street, Edmonton

MLS® #E4427285

## \$5,990,000

0 Bedroom, 0.00 Bathroom, Industrial on 0.00 Acres

Southeast Industrial (Edmonton), Edmonton, AB

Prime Industrial Property on 34 St offers a ı17,814 SF multi-bay warehouse on a 4.81-Acre lot, boasting a low site coverage ratio of just 7.6%â€" providing a versatile opportunity for owner-users or investors seeking a multi-tenant asset. The fully graveled and fenced yard provides excellent functionality for storage, fleet parking, or industrial operations. Designed for efficiency, the building includes five (5) grade loading doors (14' x 16'), 3-phase power supply, and impressive ceiling heights of 33 feet in the front and 26 feet in the back. With minimal office buildout, this property prioritizes efficient warehouse and yard space. Conveniently located with direct access from 34 Street, and positioned between Sherwood Park Freeway and Whitemud Drive, it offers seamless connectivity and is just 5 minutes from Anthony Henday Drive. Don't miss this rare opportunity to secure a well-positioned industrial property with excellent access and flexibility. Close to all Amenities & Shopping Centre. Must See !!!!!







Built in 2015

#### **Essential Information**

MLS® # E4427285 Price \$5,990,000 Bathrooms 0.00 Acres 0.00 Year Built 2015

Type Industrial Status Active

# **Community Information**

Address 6257 34 Street

Area Edmonton

Subdivision Southeast Industrial (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6B 2V6

### **Exterior**

Exterior Metal
Construction Metal

## **Additional Information**

Date Listed March 25th, 2025

Days on Market 217

Zoning Zone 42

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Listing information last updated on October 28th, 2025 at 8:02pm MDT