\$250,000 - 9639 62 Avenue, Edmonton

MLS® #E4444303

\$250,000

0 Bedroom, 0.00 Bathroom, Industrial on 0.00 Acres

Rosedale Industrial, Edmonton, AB

This 913 sq.ft. (15' x 62') industrial bay offers a unique opportunity in the Southworks Centre. Constructed with durable concrete block walls, the unit currently features a front man door with windowsâ€"ideal for office or showroom useâ€"but can accommodate an overhead door if needed. There is a 2 piece bathroom. The roof was replaced in 2015, adding peace of mind for future owners. Zoned IH (Major Industrial), this space is well-suited for a variety of heavy industrial uses including manufacturing, storage, distribution, repair, and more. IH zoning supports operations that may produce nuisances like noise, odour, or emissions, making it a rare find for businesses requiring separation from commercial or residential areas. Ideal for users in manufacturing, logistics, or equipment services. And low condo fees! \$139.04/month. Don't miss this versatile and affordable industrial footprint in a well-established complex.

Built in 1967

Essential Information

MLS® # E4444303 Price \$250,000

Bathrooms 0.00 Acres 0.00







Year Built 1967

Type Industrial

Status Active

Community Information

Address 9639 62 Avenue

Area Edmonton

Subdivision Rosedale Industrial

City Edmonton
County ALBERTA

Province AB

Postal Code T6E 0E1

Exterior

Exterior Brick
Construction Brick

Additional Information

Date Listed June 25th, 2025

Days on Market 131

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 November 3rd, 2025 at 5:32am MST