

\$299,900 - 82 4003 98 Street, Edmonton

MLS® #E4451976

\$299,900

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

Strathcona Industrial Park, Edmonton, AB

Fantastic opportunity to own a well-laid-out commercial office space in the heart of Strathcona Industrial Park, ideal for small businesses, professional services, or satellite offices. Situated just off 41 Ave with quick access to 91 St, 99 St, Calgary Trail, and Whitemud Drive, this location offers high visibility and convenient connectivity for clients and staff. The unit features a welcoming front reception with a built-in stand and cozy fireplace, three private offices, kitchen area and a large open space in the back with cupboards perfect for workstations, storage, or future customization. Surrounded by a vibrant mix of industrial, retail, and service-based businesses, this property is priced well, offering excellent value for a growing business or investor. Don't miss out on this turnkey space in one of Edmonton's most strategic industrial hubs!

Built in 1993

Essential Information

MLS® #	E4451976
Price	\$299,900
Bathrooms	0.00
Acres	0.00
Year Built	1993
Type	Office



Status Active

Community Information

Address 82 4003 98 Street
Area Edmonton
Subdivision Strathcona Industrial Park
City Edmonton
County ALBERTA
Province AB
Postal Code T6E 6M8

Exterior

Exterior Concrete, Wood Frame
Construction Concrete, Wood Frame

Additional Information

Date Listed August 8th, 2025
Days on Market 10
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 August 18th, 2025 at 1:32pm MDT