

# \$355,250 - 206 9622 42 Avenue, Edmonton

MLS® #E4381734

**\$355,250**

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 1,421 Sq. Ft. 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      | \$355,250 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 1980      |
| Type       | Office    |
| Status     | Active    |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 206 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 | 502              |
| 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 27th, 2025 at 9:17am MDT