

# \$0 - 9241 34a Avenue, Edmonton

MLS® #E4451503

**\$0**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Strathcona Industrial Park, Edmonton, AB

Professional office space for lease on 34A Ave and 91 St.! This prime location offers easy access to major roadways, including Parsons Rd. and Gateway Blvd. Conveniently situated just steps from public transportation, making it ideal for staff and clients alike. The well-designed layout includes multiple private offices, a welcoming reception area, a pantry, and washroom facilities. Perfect for professional, administrative, or service-based businesses looking for a functional and accessible location in south Edmonton. Two other spaces available for lease in the same building, at 1600 sq. ft. and 2500 sq. ft.

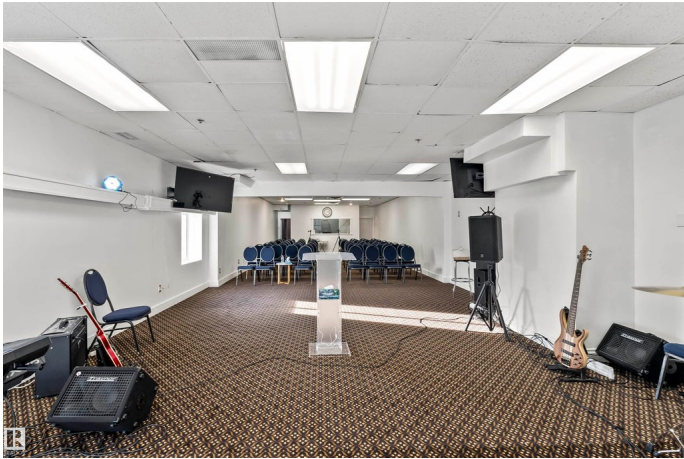
Built in 1979

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4451503 |
| Lease Rate | \$27     |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 1979     |
| Type       | Office   |
| Status     | Active   |

## Community Information

|         |                 |
|---------|-----------------|
| Address | 9241 34a Avenue |
| Area    | Edmonton        |



|             |                            |
|-------------|----------------------------|
| Subdivision | Strathcona Industrial Park |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6E 5T5                    |

**Exterior**

|              |       |
|--------------|-------|
| Exterior     | Mixed |
| Construction | Mixed |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 87               |
| 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 1st, 2025 at 7:17am MDT