

\$275,000 - 9639 62 Avenue, Edmonton

MLS® #E4444303

\$275,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

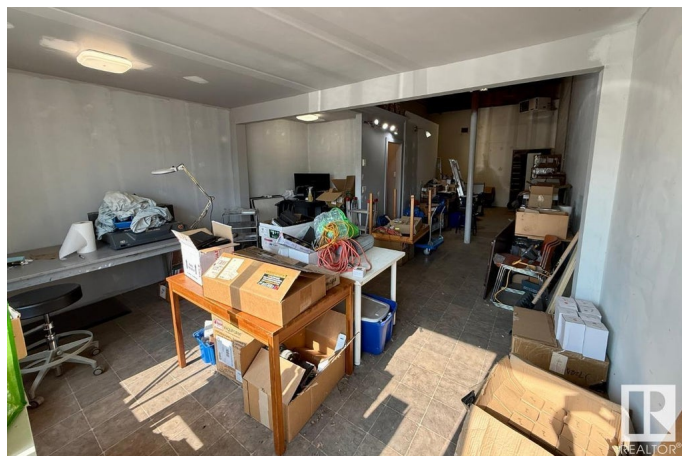
Rosedale Industrial, Edmonton, AB

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 windows—ideal for office or showroom use—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	\$275,000
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	18
Zoning	Zone 41

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Listing information last updated on July 13th, 2025 at 8:02pm MDT