

## \$275,000 - 9639 62 Avenue, Edmonton

MLS® #E4444303

**\$275,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

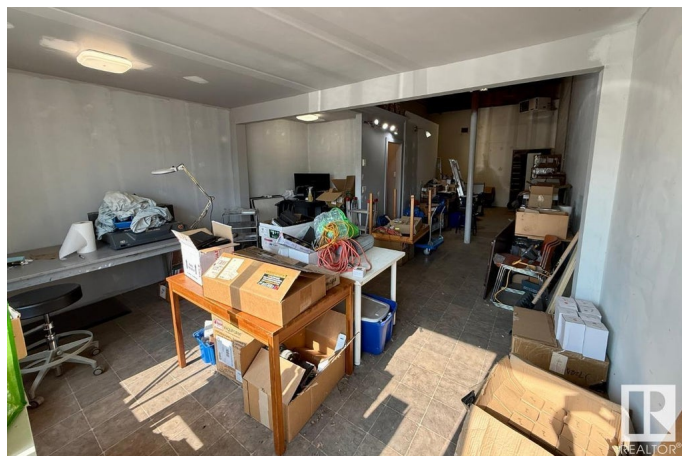
Rosedale Industrial, Edmonton, AB

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 | 12              |
| Zoning         | Zone 41         |

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Listing information last updated on July 6th, 2025 at 10:47pm MDT