

## \$533,997 - 9637 54 Avenue, Edmonton

MLS® #E4395919

**\$533,997**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

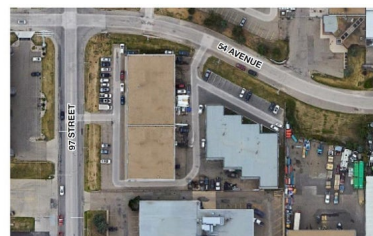
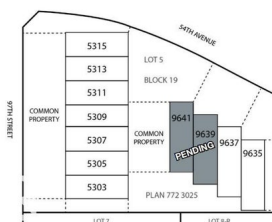
Coronet Industrial, Edmonton, AB

Discover the perfect blend of convenience and functionality in these rare small bay Office/Industrial Condo Units nestled in the heart of South East Edmonton. Available for the first time, these units offer a range of sizes to suit your business needs: - West Building units ranging from 2,271 to 2,336 sq.ft.± - East Building units ranging from 2,465 to 2,605 sq.ft.± Each unit features a grade loading door, ensuring seamless operations for your business. The upgraded exterior facade enhances curb appeal and leaves a lasting impression on clients and visitors alike. Located with easy access to major arterials such as Whitemud, Calgary Trail/Gateway Blvd, 91 Street, and 51 Avenue, these units provide unparalleled connectivity to Edmonton's key transportation routes.

Built in 1978

### Essential Information

|            |            |
|------------|------------|
| MLS® #     | E4395919   |
| Price      | \$533,997  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1978       |
| Type       | Industrial |
| Status     | Active     |



**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 9637 54 Avenue     |
| Area        | Edmonton           |
| Subdivision | Coronet Industrial |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6E 5M6            |

**Exterior**

|              |                 |
|--------------|-----------------|
| Exterior     | Concrete, Mixed |
| Construction | Concrete, Mixed |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2024 |
| Days on Market | 441            |
| Zoning         | Zone 41        |

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Listing information last updated on September 19th, 2025 at 2:02pm MDT