

Courtesy Of Adesh Nirwan Of Exp Realty

# \$484,900 - 5408 36 Street, Edmonton

MLS® #E4420648

**\$484,900**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Pylypow Industrial, Edmonton, AB

This location is situated in the popular Edmonton South area, making it an ideal spot for businesses looking to establish themselves in a thriving community. Located just off Whitemud Drive and 34th street, this location offers easy access to major roadways and transportation routes. With its prime location, businesses can benefit from high traffic and excellent visibility. Whether you're looking to expand your operations or start a new venture, this location provides the perfect opportunity to do so. This unit features an efficient floor plan, with 600 sq ft on the main floor for office space, 1200 sq ft of warehouse space, and 550 sq ft on the second floor with a mezzanine. It's perfectly suited for a variety of businesses looking for a spacious and functional layout. Seller is willing to lease as well.

Built in 2007

## Essential Information

MLS® #	E4420648
Price	\$484,900
Bathrooms	0.00
Acres	0.00
Year Built	2007
Type	Industrial
Status	Active



## Community Information

Address	5408 36 Street
Area	Edmonton
Subdivision	Pylypow Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6B 3P3

## Exterior

Exterior	Block
Construction	Block

## Additional Information

Date Listed	February 6th, 2025
Days on Market	57
Zoning	Zone 42

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Listing information last updated on April 4th, 2025 at 1:17pm MDT