

# \$0 - 202 3456 91 Street, Edmonton

MLS® #E4459733

\$0

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Strathcona Industrial Park, Edmonton, AB

The price is \$600 plus GST. (all in) Are you a small business owner looking for a private, secure, and professional office space in a prime location? Imagine working in a fully renovated second floor office with 24/7 access, giving you the freedom to set your own schedule without interruptions. The common areas are cleaned twice a week, and utilities are already included in the rent so you can focus fully on your business. To make things even easier, all mail is delivered to the main floor tenant. Even if youâ€™re not around, your mail will be safely received and ready for you to pick up whenever it works best for you. This space gives you comfort, convenience, and real value for your business.

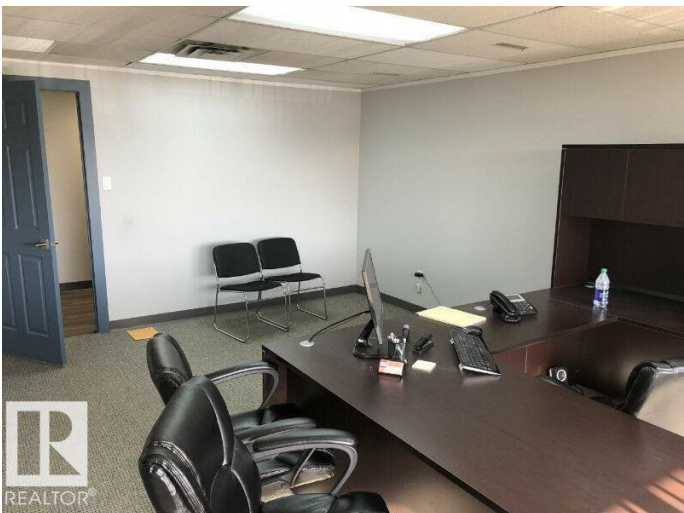
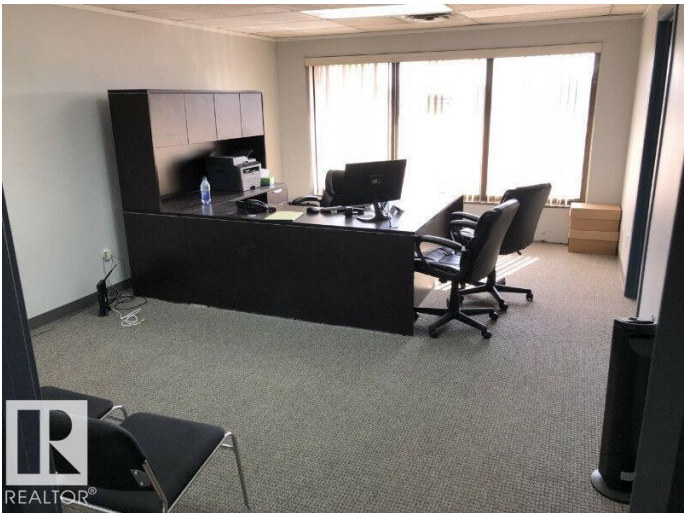
Built in 1979

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4459733 |
| Lease Rate | \$0      |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 1979     |
| Type       | Office   |
| Status     | Active   |

## Community Information

Address 202 3456 91 Street



|             |                            |
|-------------|----------------------------|
| Area        | Edmonton                   |
| Subdivision | Strathcona Industrial Park |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6E 5R1                    |

### **Exterior**

|              |              |
|--------------|--------------|
| Exterior     | Block, Brick |
| Construction | Block, Brick |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 25                   |
| Zoning         | Zone 41              |

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Listing information last updated on October 21st, 2025 at 7:02pm MDT