

**\$1,200,000 - 9512 62 Avenue, Edmonton**

MLS® #E4452874

**\$1,200,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Rosedale Industrial, Edmonton, AB

4,000 sq.ft.± freestanding building with yard available for sale at 9516 62 Avenue in Edmonton. The building is currently demised into two 2,000 sq.ft.± bays and includes 800 sq.ft.± of office space, two 10' x 12' overhead doors, 14' ceiling height, and floor drains. Situated on a 9,200 sq.ft.± site, the property has 3-phase, 220V power (TBC), unit heaters in the warehouse, and a forced air furnace in the office. Zoned BE (Business Employment) with access to Argyll Road, Gateway Boulevard, Calgary Trail, and Whitemud Drive.

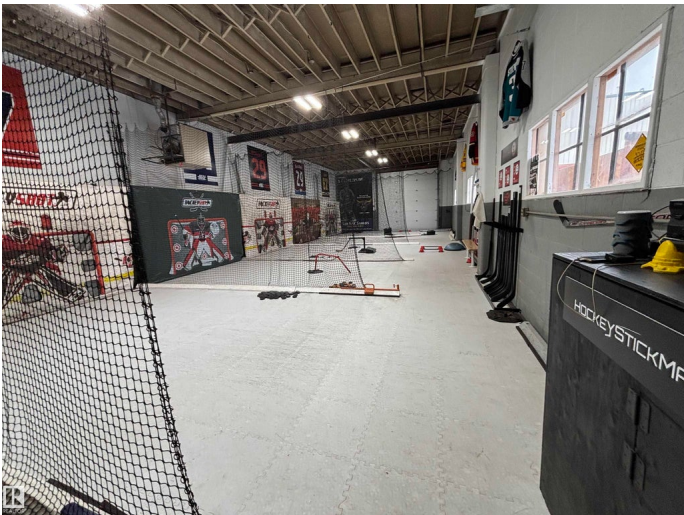
Built in 1964

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | E4452874    |
| Price      | \$1,200,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1964        |
| Type       | Industrial  |
| Status     | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 9512 62 Avenue      |
| Area        | Edmonton            |
| Subdivision | Rosedale Industrial |



|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6E 0C9  |

### **Exterior**

|              |       |
|--------------|-------|
| Exterior     | Mixed |
| Construction | Mixed |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 33                |
| Zoning         | Zone 41           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 15th, 2025 at 11:03am MDT