

# \$1,400,000 - 4024 101 Street, Edmonton

MLS® #E4414158

**\$1,400,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Strathcona Industrial Park, Edmonton, AB

Located in a high-traffic area of South-Central Edmonton, 4024 101 St NW offers a prime commercial space with excellent street visibility and easy access to major routes like White mud Drive and Calgary Trail Invest in your own future and own your own space zoned Business Industrial. two spaces available 7621 Sq. ft and 7642 Sq. ft. 1B Sprinkler& Fire Alarm, Gas Fired Unit Heaters, 24 Ft Ceilings 30x40 Ft column grid,193x40ft clear span Large Marshalling area for loading, Dock Loading, Ramped up-to-grade can be accommodated. Concrete Construction with crane capable ,24 ft. ceilings Private railway spur to rear freight loading 1/2 block from CN modal yard

Built in 1975

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4414158    |
| Price      | \$1,400,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1975        |
| Type       | Industrial  |
| Status     | Active      |

## Community Information

|         |                 |
|---------|-----------------|
| Address | 4024 101 Street |
|---------|-----------------|



|             |                            |
|-------------|----------------------------|
| Area        | Edmonton                   |
| Subdivision | Strathcona Industrial Park |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6E 0A5                    |

### **Exterior**

|              |          |
|--------------|----------|
| Exterior     | Concrete |
| Construction | Concrete |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 20th, 2024 |
| Days on Market | 149                 |
| Zoning         | Zone 41             |

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Listing information last updated on April 18th, 2025 at 8:17pm MDT