

Courtesy Of Gillian Sutherland Of MaxWell Devonshire Realty

\$459,000 - 9613 62 Avenue, Edmonton

MLS® #E4458677

\$459,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

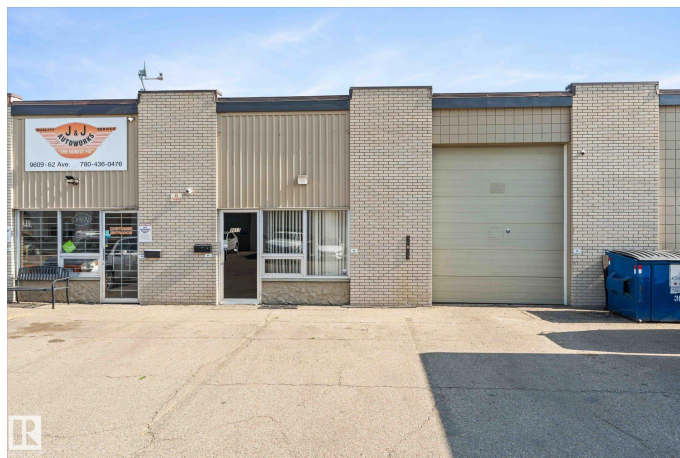
Rosedale Industrial, Edmonton, AB

Welcome to Rosedale Industrial in Southwest Edmonton—an established complex offering functionality and value. This versatile industrial bay features a front office/showroom with a man-door entrance, windows for natural light, a 2-piece bathroom, and storage—ideal for client-facing space or administration. The spacious warehouse is designed for operations of all kinds with a 12-foot overhead garage door, excellent ceiling height, open floor area for equipment or inventory, plus a hot water tank and washing machine for added utility. Built with durable concrete block walls, the unit also had its roof replaced in 2015, providing long-term peace of mind. Monthly condo fees are just \$266.86, keeping operating costs affordable. Zoned IH (Heavy Industrial), the property supports a wide variety of uses such as manufacturing, logistics, distribution, storage, and repair services. A smart investment for businesses seeking space in a convenient South Edmonton location.

Built in 1967

Essential Information

MLS® #	E4458677
Price	\$459,000
Bathrooms	0.00



9613 62 Ave NW, Edmonton, AB

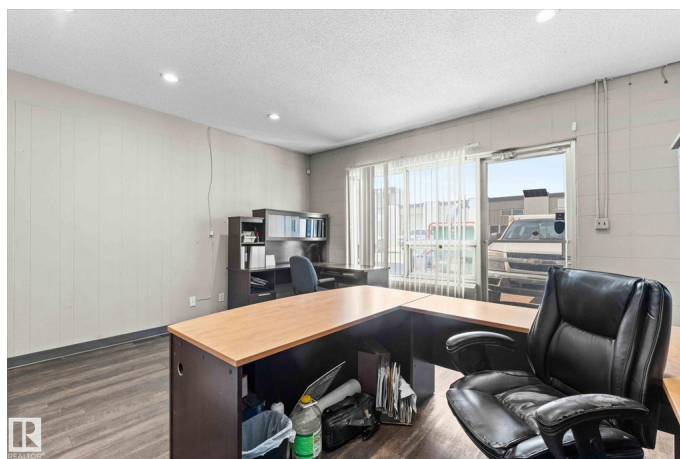
Main Floor Exterior Area 1981.38 sq ft
Interior Area 1770.88 sq ft



0 5 10 ft

PREPARED: 2025/09/19

*This regions are excluded from total floor area in GUCS floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Acres	0.00
Year Built	1967
Type	Industrial
Status	Active

Community Information

Address	9613 62 Avenue
Area	Edmonton
Subdivision	Rosedale Industrial
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0E1

Exterior

Exterior	Block
Construction	Block

Additional Information

Date Listed	September 19th, 2025
Days on Market	15
Zoning	Zone 41

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Listing information last updated on October 4th, 2025 at 2:32pm MDT