

# \$459,000 - 9613 62 Avenue, Edmonton

MLS® #E4458677

**\$459,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

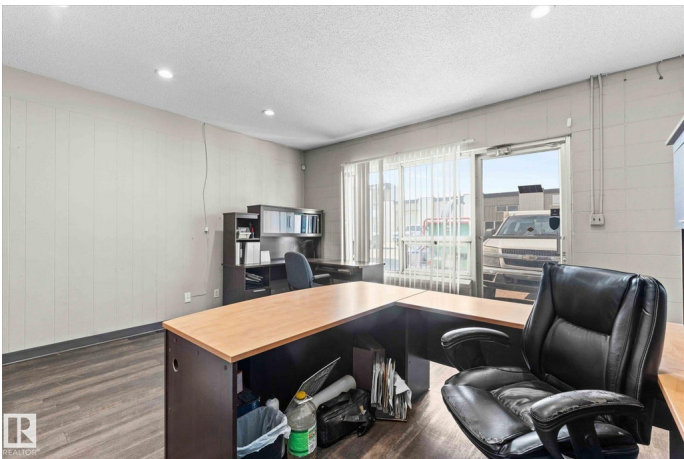
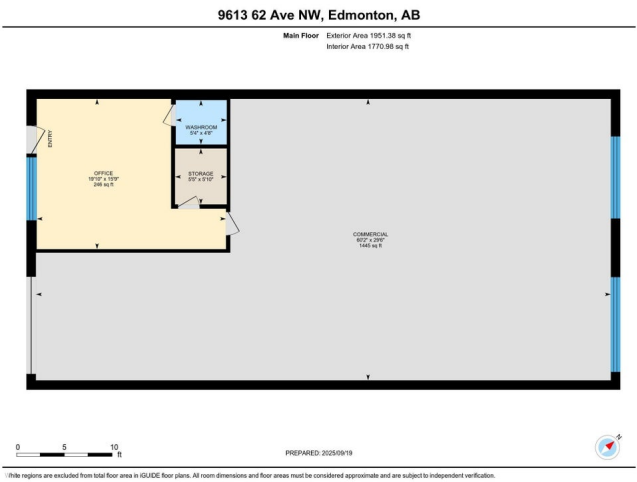
Rosedale Industrial, Edmonton, AB

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      |



|            |            |
|------------|------------|
| 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 | 26                   |
| Zoning         | Zone 41              |

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Listing information last updated on October 15th, 2025 at 3:02pm MDT