

## \$2,750,000 - 9508 62 Avenue, Edmonton

MLS® #E4406864

**\$2,750,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Rosedale Industrial, Edmonton, AB

**\*\*Golden Opportunity: Established Auto Repair Business for Sale!\*\*** Take control of your future with this profitable, turnkey auto repair business in South Edmonton! This well-established business boasts a solid 6,000 sq. ft. building that is totally refurbished, all the equipment you need is just months new, and a steady stream of business. Located with prime access to 99 Street and Argyll Road, the property includes ample parking and a fenced outdoor storage area, providing convenience and security. Whether you're an experienced mechanic or an entrepreneur looking for a great investment, this is your chance to own a thriving automotive business. Don't miss out—this is your golden opportunity to be your own boss!

Built in 1964

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4406864    |
| Price      | \$2,750,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1964        |
| Type       | Industrial  |
| Status     | Active      |

### Community Information



|             |                     |
|-------------|---------------------|
| Address     | 9508 62 Avenue      |
| Area        | Edmonton            |
| Subdivision | Rosedale Industrial |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 0C9             |

### **Exterior**

|              |       |
|--------------|-------|
| Exterior     | Block |
| Construction | Block |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2024 |
| Days on Market | 215                  |
| 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 April 19th, 2025 at 8:47am MDT