

# \$0 - 8849/53 63 Avenue, Edmonton

MLS® #E4450293

\$0

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Coronet Addition Industrial, Edmonton, AB

Highly sought after location on Argyll Road just east of 91 St. 4,454 sf of well appointed showroom and industrial flex space. Extensive improvements in the colorful 1,260 sf showroom in 2020. Two shop bays totaling 3,000 sf, two grade level doors, 12' X 14" and 12' X 12' . Two washrooms and a mezzanine. Space shows great and offers customer parking in front and business parking in the rear. Additional parking may be available.

Built in 1964

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | E4450293   |
| Lease Rate | \$15       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1964       |
| Type       | Industrial |
| Status     | Active     |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 8849/53 63 Avenue           |
| Area        | Edmonton                    |
| Subdivision | Coronet Addition Industrial |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |



Postal Code            T6E 0E9

**Exterior**

Exterior                Block  
Roof                    Tar & Gravel  
Construction        Block

**Additional Information**

Date Listed            July 30th, 2025  
Days on Market       71  
Zoning                 Zone 41

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Listing information last updated on October 9th, 2025 at 3:32am MDT