

# \$1,200,000 - 9145 156 Street, Edmonton

MLS® #E4419355

**\$1,200,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Jasper Park, Edmonton, AB

Owner/User or Redevelopment Opportunity.  
2666 SF Commercial building used as an  
automotive repair facility for decades situated  
on .44 acres of CN Zoned land (Commercial  
Neighborhood) with a proposed zoning of  
Medium Residential under bylaw 20001  
adopted January 2024, permitting between 4  
to 8 stories of multi-family development.  
Situated on a prime corner lot with access  
points off 156 Street and 92 avenue. Existing  
building comprised of 4 drive in bays, large  
front reception area, staff room, parts room, a  
small office and is situated on the lot to  
maximize parking lot under current use. Phase  
II environmental completed December 2024.

Built in 1962

## Essential Information

MLS® #	E4419355
Price	\$1,200,000
Bathrooms	0.00
Acres	0.00
Year Built	1962
Type	Retail
Status	Active

## Community Information

Address	9145 156 Street
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Area	Edmonton
Subdivision	Jasper Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 1Y9

### **Exterior**

Exterior	Wood Frame
Roof	Tar & Gravel
Construction	Wood Frame

### **Additional Information**

Date Listed	January 27th, 2025
Days on Market	95
Zoning	Zone 22

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Listing information last updated on May 1st, 2025 at 10:47pm MDT