



Edmonton Alberta

\$329,500

TAKE ADVANTAGE OF THIS INCREDIBLE OPPORTUNITY to own a PREMIUM COMMERCIAL PROPERTY in the trendy GLENORA GATES area, ideally located at GROUND LEVEL within a RESIDENTIAL COMPLEX in the BREWERY DISTRICT. RECENTLY PRICE-REDUCED, this CORNER UNIT at a HIGH-TRAFFIC location, offers excellent value for any BUSINESS VENTURE, featuring FOUR ROOMS, a FULL BATHROOM, and a RECEPTION/WAITING AREA with DIRECT STREET ACCESS. The PROPERTY is complemented by TWO TITLED UNDERGROUND PARKING STALLS and AMPLE ON-SITE VISITOR PARKING, ensuring convenience for both clients and staff. ZONED UNDER DIRECT DEVELOPMENT CONTROL PROVISION (DC1-19312), the space is VERSATILE and suitable for a variety of uses, including a RESTAURANT, COFFEE SHOP, BAKERY, or other RETAIL and PROFESSIONAL BUSINESSES. With IMMEDIATE OCCUPANCY available, this is a RARE CHANCE to secure a WELL-LOCATED, HIGH-POTENTIAL COMMERCIAL PROPERTY at an EXCEPTIONAL PRICE! ACT QUICKLY before it's GONE! (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<https://www.horsepowerranch.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca