



Edmonton Alberta

\$1,550,000

Exceptional Retail/Office Opportunity in Prime West Edmonton Location! Welcome to this expansive 7,015 sq ft commercial space in the highly accessible and sought-after West Sheffield Industrial area. Zoned CB1 (Low Intensity Business Zone), this versatile property is ideal for a wide range of uses including retail, showroom, office, or service-based business operations. Originally three separate units this property has been seamlessly combined into one large, functional space. The main floor features 3,742 sq ft of open, adaptable layout, while the mezzanine level offers an additional 3,273 sq ft. perfect for offices, meeting rooms, or additional workspace. Built in 1997, this well-maintained building includes ample surface parking for staff and customers, and boasts excellent visibility and accessibility in one of West Edmonton's busiest commercial zones. This is a rare opportunity to acquire a large, flexible footprint in a thriving business district. (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<https://www.sergiosells.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.