



9331 111 Avenue Edmonton AB

\$350,000

With over 7,000 sf on 2 levels this property has great potential for the right buyer! The inside of the property is damaged, there have been no utilities on for a while now. The main floor is about 4160 sq ft and has 10' ceilings. It is heated by a boiler system, has an overhead door and high amp power. The 2nd floor consists of 5 rental suites, is about 3200 sq ft and has 9' ft ceilings and newer vinyl windows. The suite mix is: 2 bachelor suites, 2 - 1 bedroom suites and a large 2 bedroom suite. This property is zoned CB1 which provides for a variety of permitted and discretionary uses situated on 2 lots. This property is located in a prime McCauley location. Close to all amenities and has quick access to Yellowhead Trail. The property is sold "as is where is". The community is seeing a fair amount of redevelopment and this is right on the main roadway from downtown to and past the Stadium. Parking is on the side of the building.

Listing Presented By:



Originally Listed by:
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