



# Edmonton Alberta

\$4,980,000

Fully Leased Multi-Tenant Commercial Investment. Opportunity to acquire a 100% occupied, single-storey ?18,000 SF commercial complex situated on a 0.52-acre DC2-zoned corner site with frontage along both 115 Street and 106 Avenue, offering strong visibility, excellent access, and long-term redevelopment flexibility. The property is leased to four established tenants with a diversified mix of office, retail, medical, fitness, and service uses, providing stable income and reduced tenant concentration risk. Constructed of concrete block with brick exterior, the building features separately demised units, upgraded interior finishes in select spaces, rooftop HVAC, and individual metering. The site benefits from street parking along both frontages and additional rear lane access. DC2 zoning allows for a broad range of commercial, office, light industrial, and service-oriented uses, supporting both current income and future redevelopment or repositioning potential. Ideally located near Downtown Edmonton, Grant MacEwan University, the Ice District, major transit routes, and surrounding residential density, making it highly attractive to both tenants and investors. Included with the sale: a 2-bedroom Legends Private Residences condo, a luxury bonus asset ideal for rental income or corporate accommodation. A clean, high-value opportunity minutes from downtown in a rapidly evolving neighbourhood. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

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.