

NO PHOTO AVAILABLE

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information, please
contact me.**

Edmonton Alberta

\$3,250,000

Unique opportunity to purchase the historic Merchants Block, a highly coveted retail/office building fronting Whyte Avenue with exposure to 25,100 vehicles per day. This architecturally prominent building offers retailers and professionals a rare opportunity to secure a high exposure, corner location in Edmonton's trendiest shopping corridor. 12,670 sq.ft. over three floors consisting of main floor retail space and two floors of developed space suitable for a wide number of professional or medical users. Ample rear and dedicated parking stalls. Rare street front customer parking opportunities along 108 Street. Immediate access to numerous restaurants, shops, bus/LRT stations, and running/biking trails in the River Valley. In 2019, the Base Building underwent extensive upgrades totaling \$500,000 in investment. Other Property Types:

Office, Retail
Subject Space Width: 600
Ownership Interest: Private
Title to Land: Fee Simple
RPR Survey Available:
No
Seller Rights: No
Appointment Name: Vincenzo Caputo
Appointment Phone: 780-436-7624
Paragon Listing ID: E4421391 (id:6769)

Listing Presented By:



Originally Listed by:
NAI Commercial Real Estate Inc



RE/MAX River City

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