



## Edmonton Alberta

\$880,000

This is a rare investment property in the heart of LITTLE ITALY! 2 storey solid building with full height basement. 2000 sqft on each floor. Secure parking lot with a fence gate at the back of the building. Main floor is vacant now with potential for operate DAY CARE, PIZZA & DONAIR and any kind of RETAIL business. Upper floor provides 4 bachelor suites. Two of them have HUGE BALCONY. Basement has 6 MUSIC STUDIOS with long term tenants. There are rooms to increase the rent. Newer sprinkler system installed for the basement. 3 SEPARATE power meters. Walking distance to all SHOPPING, PARK, SCHOOL, PUBLIC TRANSIT and close to all amenities. Good income and CASH FLOW. Don't miss it !!! (id:6769)

Listing Presented By:



Originally Listed by:  
Century 21 Masters



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