



## Edmonton Alberta

\$850,000

Positioned in the vibrant Little Italy district, this mixed-use building offers a compelling opportunity for investors or entrepreneurs seeking both income and flexibility. The property features a two-storey structure with approximately 2,000 sq. ft. per level plus a full-height basement, creating multiple revenue streams within one well-located asset. The main floor commercial space is currently vacant, allowing a new owner to customize the space for a wide variety of businesses such as childcare services, restaurant concepts, cafe, retail, or other neighborhood-oriented ventures. Above, the second floor contains four bachelor suites, including two units with large private balconies, providing comfortable rental accommodations in a walkable and desirable area. The basement level houses six dedicated music studios, currently occupied by long-term tenants, offering stable income with additional opportunity to enhance revenue over time. A recently installed sprinkler system services the basement area. Additional features include three separate electrical meters and a secure rear parking area with gated access. The property is steps from shopping, parks, schools, and public transit, making it an attractive location for both tenants and businesses. A well-located asset with multiple income streams and future upside potential in one of the city's most lively neighbourhoods. Courtesy of Mark Wilbert CIR Realty (id:6769)

Listing Presented By:



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