



## Edmonton Alberta

\$323,800

Rare find! Excellent opportunity to own this commercial and residential mixed use free standing building! Operate business on main floor & live in the basement or convert the basement to rental. DC1 zoning, Currently operating as travel agency & can be function as office, home base, ect. Main floor greets you with huge lobby/reception area with computer desks, working equipment. 2 offices, kitchen & 1/2 bath. Separate entrance to fully finished basement comes with 3 good-sized bedrooms, large entertainment/family room, 3pc bathroom, second kitchen, laundry and utility room. Central air conditioning. Fence yard with lots of parking at back & front. Upgrades done during years: floorings, roof & windows. Convenient central location with only minutes to Downtown, Rogers, Grant MacEwan University, Victoria High School, Royal Alex Hospital, Kingsway & Nait, etc. Come check this out and make this gem YOURS! (id:6769)

Kitchen 3.19 m X 2.98 m

Family room 3.89 m X 2.99 m

Primary Bedroom 3.61 m X 3.79 m

Bedroom 2 3.1 m X 2.72 m

Bedroom 3 4.28 m X 2.97 m

Laundry room 2.86 m X 2.62 m

Living room 8.73 m X 3.94 m

Second Kitchen 3.9 m X 3.25 m

Office 3.79 m X 3.18 m

Office 3.8 m X 3.25 m

Other 4.35 m X 3.52 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.wendylam.ca/>

**RE/MAX ELITE**

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17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

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