

Edmonton Alberta

$1,199,700

Rare Mixed-Use Multi-Family Investment - Prime Oliver Location - Built 2021A rare opportunity to acquire a premium mixed-use asset in one of Edmontons most sought-after neighbourhoods. Built in 2021 and never occupied, this exceptional 3,300 sq. ft. property is designed to deliver maximum flexibility, strong income potential, and long-term appreciation.The property features three fully self-contained suites, each with its own private entrance, two spacious bedrooms, a full kitchen, living area, and full bathroom. This layout is ideal for multi-family rental income, furnished executive rentals ($2,500 per suite monthly) corporate housing, or owner-occupancy while generating revenue from the remaining suites.The Mixed-Use zoning provides significant upside by allowing a wide range of commercial uses, including professional offices, medical and wellness clinics, retail, consulting firms, live-work spaces, and other permitted business uses. Investors can capitalize on multiple revenue strategies while benefiting from a high-quality, modern building in a rapidly growing urban neighbourhood.Constructed with premium materials and high-end finishes throughout, the property showcases designer kitchens, quality flooring, modern fixtures, and exceptional craftsmanship. Seven on-site parking stalls add tremendous value and convenience for both residential and commercial tenants.Located in the heart of Oliver, just minutes from Downtown Edmonton, the Brewery District, Jasper Avenue, the River Valley trail system, restaurants, cafes, shopping, public transit, and major employment centres, this property is ideally positioned for strong tenant demand and future growth.Whether youre expanding your investment portfolio, seeking a mixed-use future redevelopment hold, or looking for a high-quality owner-user opportunity with income, this is a truly one-of-a-kind asset that offers flex...

Listing Presented By:



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RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

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