



Edmonton Alberta

\$3,850,000

Investor Alert! Exceptional opportunity to own a new, high-exposure 12,000+ sq.ft. retail/office building on bustling 118 Avenue—earning over \$222K in net income at just 60% leased! This modern, well-designed asset features a 10 years secure long-term leases with established retail tenants on the main floor. The second floor offers 5,500+ sq.ft. of prime space with flexible zoning—ideal for medical, professional offices, fitness, restaurant/bar, or future residential units**. offering huge upside as you lease it out. Bonus income from a digital billboard adds to the strong returns. Surrounded by major anchors like McDonald's and St. John Ambulance, with ample parking and minutes to downtown & Blatchford. New construction. Proven income. Massive growth potential. A smart investment in one of Edmonton's busiest corridors! (id:6769)

Listing Presented By:



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