



Edmonton Alberta

\$495,000

Opportunity meets flexibility in this solid freestanding building on Fort Road. This is a rare chance to secure a mixed use asset in a corridor seeing active redevelopment and long term growth. This property is larger than it appears, offering over 2400 sqft above grade. The upper level has 4 bedrooms and an office. The main floor is ideally suited for business and has a kitchen and a conference room. The lot adds another layer of value with a large yard and 16 foot gate, providing secure space for RV parking, trailers, work vehicles, or other strategies. Positioned in a high exposure location with strong accessibility, this property is ideal for investors, operators, or buyers looking to combine business and residential use under one roof. Quick possession available. (id:6769)

Living room 5.32 m X 8.35 m

Kitchen 3.67 m X 3.04 m

Primary Bedroom 2.83 m X 3.59 m

Family room 2.58 m X 4.23 m

Bedroom 2 2.88 m X 6.66 m

Bedroom 3 2.46 m X 3.46 m

Bedroom 4 2.46 m X 3.46 m

Second Kitchen Measurements not available

Listing Presented By:



Originally Listed by:
Exp Realty

<https://errolscott.exp Realty.com/>



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