



## Edmonton Alberta

\$149,900

Prime retail condominium in the heart of downtown Edmonton with direct interior access to Central LRT Station. This high-exposure location benefits from steady daily pedestrian traffic generated by commuters, surrounding office towers, nearby residential high-rises, and core-area event activity. Situated on the lower concourse level with integrated LRT connectivity, the unit offers built-in customer flow in one of Edmonton's most transit-oriented commercial nodes. The space was previously operated as a pizza restaurant; however, no furniture or equipment is included in the sale of the condominium unit. The premises may be delivered vacant, providing flexibility for a new owner to: Design a fresh food-service concept, Convert to retail or service-based use (subject to condo bylaws), Acquire select existing equipment directly from the current business owner under a separate agreement, Reconfigure as a "white box" opportunity for a new brand. Existing layout and infrastructure make it suitable for quick-service restaurant concepts, cafe use, takeout/delivery models, specialty food, or alternative retail positioning. Key Highlights: Direct LRT and pedway connectivity, Downtown core exposure, Condo ownership (no landlord renewal risk), Flexible repositioning potential, Ideal for owner-operators or investors seeking transit-oriented commercial real estate. This is an opportunity to secure a centrally located commercial condo in Edmonton's urban core and implement your own vision within an established pedestrian corridor. Own the footprint. Design the concept. Control the real estate. (id:6769)

Listing Presented By:



Originally Listed by:  
REMAX River City

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.