



## Edmonton Alberta

\$750,000

This exceptional two-level commercial condo offers over 2200 sq. ft. of beautifully built-out space in a high-visibility location on a busy, high-traffic street, providing excellent exposure for your business. Located very close to South Edmonton Common. The main floor features a welcoming reception area, creating a professional first impression for clients and visitors. A private boardroom offers an ideal setting for meetings and presentations. The layout also includes a functional shop area with a 14' overhead door, providing convenient access for deliveries, equipment, or vehicles. The second floor adds additional well-finished workspace, ideal use for professional offices, workstations, or administrative use, maximizing flexibility while maintaining a polished and professional environment. Currently, three beautiful built-out offices exist, large enough for two work spaces in each. Combining professional office space with practical shop functionality, this versatile unit is well suited for a wide range of businesses looking for a turnkey space in a highly visible commercial corridor. There is a gorgeous kitchenette on main floor, bathroom, and also has built in surround system. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

<http://www.terridrynan.com/>



**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.