



Edmonton Alberta

\$578,000

PRIME HEART OF DOWNTOWN RAILTOWN LOCATION! Rare mixed-use opportunity offering a main floor commercial unit with excellent exposure, featuring a welcoming reception area, two private offices, and a convenient 2-piece bath—ideal for business owners, professionals, or investors seeking a strong downtown presence. The upper level features a spacious one-bedroom residential suite complete with a full bathroom, providing comfortable private living and the convenience of a seamless live/work lifestyle. A partially developed basement offers additional flexibility for storage, office expansion, or future development. This well-designed property includes two separate entrances for added functionality, a double attached garage, ample visitor parking, and air conditioning. Located in the true heart of downtown Railtown, just steps to the financial district, restaurants, shopping, and public transit. An exceptional opportunity to own a versatile, high-exposure property in one of the city's most desirable locations. (id:6769)

Primary Bedroom Measurements not available

Listing Presented By:



Originally Listed by:
The E Group Real Estate



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