



Edmonton Alberta

\$474,900

Completely renovated and ideally positioned in Cloverdale's sought-after river valley district, this ground-level commercial space blends industrial character with clean modern design. Offering approximately 1,508 sq ft of interior space, the layout delivers both functionality and style with an open-concept central area, dedicated office, reception, storage, and washroom. The space showcases a striking loft-style feel with exposed ceilings, new vinyl flooring throughout, and upgraded modern lighting that enhances the bright, contemporary aesthetic. The expansive main commercial area provides exceptional flexibility for a variety of business uses, while the defined reception and private office create a natural separation for client interaction and focused work. A ground-level walk-up entrance ensures easy accessibility, complemented by a titled underground heated parking stall, ample visitor parking, and the rare lifestyle advantage of a river valley location. Situated in the vibrant Cloverdale community, with a coffee shop next door, this is a unique opportunity to secure a fully updated space in one of Edmonton's most character-rich neighbourhoods. (id:6769)

Listing Presented By:



Originally Listed by:
The Foundry Real Estate Company
Ltd



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
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.