

**NO PHOTO AVAILABLE**

**For more photos &  
information, please  
contact me.**

## Edmonton Alberta

\$1,500,000

Prominently positioned on 118 Avenue, this space offers flexible sale or lease options with excellent visibility, on-site parking, and proximity to key amenities. 6,601 SF total: 3,423 SF main floor + 3,178 SF basement. Corner lot with south and west-facing frontage. Surrounded by grocery, pharmacy, and retail amenities. Ideal for owner-users or investors seeking a high-visibility location. Zoned CB1 - Low Intensity Business Zone. Operating Costs \$12.01 PSF (Est. 2024) (id:6769)

Listing Presented By:



Originally Listed by:  
HonestDoor Inc

<https://www.honestdoor.com/>



**RE/MAX River City**

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