



Edmonton Alberta

\$1,350,000

Prime Location: A rare opportunity to acquire a standalone commercial building in the highly desirable Garneau neighborhood. **High-Density Development Potential:** This property recently completed the zoning change from RM7 to RM-h23 (Medium Scale Residential). There is development potential in the future to increase the building height up to 23.0 m. (FAR of 3.0) **Premium Quality & Licensed Craftsmanship:** Recently renovated from top to bottom. The property was designed by a professional and finished by a licensed plumber, electrician, carpenter, HVAC technician and all permits are approved by the City of Edmonton. **Turnkey Build-Out:** Fully equipped with a spacious reception/waiting area, 4 private executive offices, a dedicated print/copy station, storage rooms, and a full kitchen. Business not included (id:6769)

Listing Presented By:



Originally Listed by:
Homes & Gardens Real Estate
Limited



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