



## Edmonton Alberta

### \$28

Standalone 1,900 SF retail unit with finished basement located in the established King Edward Park neighbourhood. Zoned MU, this high-exposure corner unit offers excellent visibility along 82 Avenue (~32,000 VPD) and 91 Street (~6,900 VPD), with over 65,000 residents within a 3 km radius. Ideal for retail, office, medical, or service-oriented businesses. The unit includes a FREE OF CHARGE FULL BASEMENT with two rear entrances, a large commercial-grade safe, and existing improvements --offering potential savings on fit-up costs. Customers benefit from ample parking at both the front and rear of the building. Immediate possession available. Landlord incentives offered. Other Property Types: Office Subject Space Width: 300 Ownership Interest: Private Seller Rights: No Appointment Name: Romi Sarna Appointment Phone: 780-450-6300 Lease Operating Costs Included: Proportionate share of taxes, common area, maintenance, insurance and management fees. Paragon Listing ID: E4452392 (id:6769)

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://www.romisarna.ca/>



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