

Edmonton Alberta

$798,000

Excellent opportunity to acquire a tenanted commercial condominium in Square on 23rd, an established south Edmonton commercial destination. Offered at $798,000, the property provides approximately 2,300 sq. ft. of usable space across two developed levels, representing an effective asking price of approximately $346.96 per usable sq. ft. The premises are occupied by an established massage and wellness business with a lease in place through December 2029, providing immediate rental income and near-term stability for the purchaser. The professionally developed interior supports the tenant's existing operations and helps minimize the vacancy, improvement costs and leasing downtime commonly associated with acquiring vacant commercial space. Conveniently located near 23 Avenue, 91 Street and Gateway Boulevard, the property offers strong accessibility within a busy south Edmonton commercial corridor surrounded by medical, professional, retail and service-oriented businesses. This offering is well suited to an investor seeking a stabilized, low-maintenance commercial asset with an existing tenant, functional improvements and long-term ownership potential. Property measurements, lease terms and other information are subject to purchaser verification. (id:6769)

Listing Presented By:



Originally Listed by:
Royal Lepage Magna

http://www.manibagga.com/

Ahmad Sai
RE/MAX RIVER CITY

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.