

Edmonton Alberta

$579,900

Exceptional investment and redevelopment opportunity in prime Strathcona, just steps from Whyte Ave! Located along busy 99 Street, offering excellent exposure, pedestrian traffic, nearby transit, shopping and easy downtown access. Upper level currently rented for $1,500/month. Established 36-year-old owner-operated tailoring business is willing to lease the lower level for $2,000/month, offering potential combined gross rental income of $42,000 annually, subject to lease arrangements. Explore commercial opportunities including salons, massage therapy, professional offices and personal services, subject to City approval. Reported RM h23.0 zoning offers future multifamily redevelopment potential with ground-floor commercial space, subject to municipal approval. Ideal for investors, developers and entrepreneurs seeking rental income and long-term growth. Business not included but available through separate negotiations. Buyer to verify zoning, permitted uses and development feasibility with the City. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Listing Presented By:



Originally Listed by:
Exp Realty

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.