



## 4018 118 Avenue Edmonton AB

\$1,095,000

High Cap Rate/investors. This is a wonderful opportunity for investors. Building front fully renovated with Lux panels and metal cladding. Its over 2600 square feet and situated on a major retail road. Currently zoned MU. Lease to liquor store on main level and an office space on main level. Basement is leased separately as well. The building foundation consists of poured concrete basement wall. Floor structures comprise reinforced concrete structural slabs. Exterior walls are finished with a mix of wood/vinyl siding and face brick. Exterior windows and front entry doors consist of commercial grade double paned glass units in modern aluminium frames.

Listing Presented By:



Originally Listed by:  
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