



10511 82 Avenue Edmonton AB

\$2,880,000

PRIME LOCATION IN "OLD STRATHCONA". HISTORICALLY THIS HAS ALWAYS BEEN PRIME AREA BECAUSE IT IS ONLY BLOCKS TO THE U OF A, AND ACROSS THE RIVER FROM DOWNTOWN. THIS 6,300 SQ. FT. 2 STORY CONCRETE & STEEL BUILDING ON A 3,900 SQ. FT. LOT. (30 X 130 FT) SET UP FOR SEPARATE "BAR TYPE BUSINESS" ON TOP LEVEL AND MAIN FLOOR. EACH WITH THEIR OWN BATHROOM AREAS AND HEATING. TOP FLOOR WITH CAPACITY OF APPROXIMATELY 150 PEOPLE. THIS BUILDING HAS POTENTIAL INCOME OF APPROXIMATELY \$25,000 PER MONTH. THE POTENTIAL IS HERE FOR A GOOD RETURN. CURRENTLY VACANT.

Listing Presented By:



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