



## 8710 118 Avenue Edmonton AB

\$519,995

Prime commercial STOREFRONT opportunity in Edmonton. 2665 sq ft space Boasting a modern aesthetic, this property features a new front & rear facade installed in 2019. New roof 2005, ensures durability & longevity, upgraded electrical includes a 200A 240V single-phase service & 200A 240V 3-phase service, which will cater to diverse operational needs. Modern amenities: Glass/aluminum cladding, 10x10 ft. garage door, bathroom, kitchenette, Laundry tub, multiple water faucet locations, built-in counter space with drawers & more. Zoned for mixed use & with approvals in place is ideal for retail, industrial, childcare & more. The property includes 4 parking spaces, ensuring accessibility for both customers & employees. With an interior width of approx. 29'5" x 79'3", plus an additional rear room measuring 9'6" x 13'1" & a ceiling height of 11'-6", this space offers ample room for customization & expansion. Own property with no condo fees in a thriving community poised for growth. Create your business vision here!

Listing Presented By:



Originally Listed by:  
RE/MAX River City

Info@NigelMclean.com  
<http://getrealestateinfo.ca>

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304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000  
Fax:  
[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)