



## Edmonton Alberta

\$2,400,000

Here is a prime investment opportunity to acquire a fully leased, 11,700 SF two-storey commercial building in a coveted Whyte Avenue location. This well-maintained, concrete block structure offers significant existing income with clear upside potential, supported by 10 on-site rear parking stalls. Situated in a vibrant and trendy area, the property benefits from exceptional exposure to a daily consumer count of over 110,173 people, with excellent accessibility for pedestrians, cyclists, transit users, and vehicles. With regional population growth expected to climb 12.7% within the next five years, this asset is perfectly positioned for future appreciation. To facilitate your due diligence, a new Environmental Report and a Building Condition Report are available.

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Listing Presented By:



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MyVic Real Estate

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca