



## Edmonton Alberta

\$509,900

Excellent investment opportunity with over 6% cap rate. Solid 2,600 sq.ft. mixed-use 2-storey commercial building ideally located on high-traffic 97 Street, offering prime visibility and steady income. The main floor features a high-exposure retail unit, while the upper level--accessed by a separate entrance--is currently leased as a 2-bedroom residential suite, with potential to convert back to commercial use. Additional features include chain-linked fence secured parking at the rear of the building. A turnkey revenue property perfect for investors seeking solid returns and long-term value. (id:6769)

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<https://charlesho.c21.ca/>

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