



## Edmonton Alberta

\$599,900

Excellent investment and owner-user opportunity! This solid 2-storey mixed-use commercial building is strategically located in the heart of Chinatown with outstanding exposure along busy 97 Street NW. The main floor is currently home to a well-established restaurant featuring a fully equipped commercial kitchen and spacious dining area. The upper level offers two self-contained residential suites, including one 2-bedroom and one 1-bedroom unit, each with separate entrances, providing additional rental income potential. The full basement offers excellent utility with rough-in for a walk-in cooler/freezer and ample space for storage, office use, or food preparation. A chain-link fenced rear yard provides secure on-site parking and added operational flexibility. After successfully operating the business for 29 years, the owner is ready to retire, creating a rare opportunity to acquire both a thriving business location and a versatile mixed-use property. Ideal for owner-operators, entrepreneurs looking to expand, or investors seeking multiple income streams in a high-exposure location. (id:6769)

Listing Presented By:



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