



## Edmonton Alberta

\$779,000

Rare investment opportunity in the heart of Chinatown! This standalone mixed-use building boasts over 4,000 SF of versatile space -- including 2,055 SF on the main level and 2,000+ SF on the upper floor with office and bathroom. Features 4 separate entrances, 3 bathrooms, and a fenced yard with gated on-site parking, plus abundant street parking. Flexible layout ideal for retail, office, or live/work conversion with potential to create 3 separate income-producing units. High-visibility location with strong foot traffic and transit access. Zoned mixed-use - perfect for investors seeking cash flow and long-term value in a rapidly growing area. (id:6769)

Listing Presented By:



Originally Listed by:  
The E Group Real Estate

<http://www.johnphoa.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)