



## Edmonton Alberta

\$3,990,000

Dont miss this rare chance to own a brand-new Retail/Office building in a PRIME LOCATION with 118 Avenue frontage, surrounded by high-traffic businesses like McDonald's, St. John Ambulance, and popular retail shops. Offering unmatched visibility, this property features over 6,600 sq. ft. on the main floor with four retail units, perfectly positioned to draw customers. The second floor provides over 5,500 sq.f of flexible space, ideal for offices, a gym, or community use, and got endless leasing potential. Additional income is generated from the rented outdoor digital billboard, and all rented units are secured with 10-year leases, offering stable returns and a guaranteed ROI. With ample parking at the rear and plenty of street parking, convenience is at its best for tenants and visitors. Located just minutes from Blatchford development and downtown, this property is a prime opportunity for investors or owner/users to make their mark. Opportunities like this are rare, act fast before its gone! (id:6769)

Listing Presented By:



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