



Edmonton Alberta

\$3,990,100

Here's your chance to own a premier Retail/Office building in a HIGH-VISIBILITY location with prime 118 Avenue frontage, surrounded by bustling businesses like McDonald's, St. John Ambulance, and popular retail shops. Offering 12,000 sq. ft. of leasable space, this property includes a main floor with premium retail units and over 5,500 sq. ft. of adaptable second-floor space, perfect for offices, a gym, a restaurant, a dental clinic, an accounting firm, or a law office. Additional income comes from a leased outdoor digital billboard, while secure 10-year leases on main floor units provide reliable returns and an exceptional ROI. With ample parking at the rear and on the street, and a location just minutes from downtown and the transformative Blatchford development, this property is a rare find that combines convenience, high demand, and unmatched investment potential. Opportunities like this don't last act now to make this exceptional property yours! (id:6769)

Listing Presented By:



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Exp Realty

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