



Edmonton Alberta

\$588,888

Opportunity meets flexibility in this solid freestanding building on Fort Road. Priced under \$600K, this is a rare chance to secure a mixed use asset in a corridor seeing active redevelopment and long term growth. This property is larger than it appears, offering over 2400 sqft above grade with multiple configurations. The upper level can function as a 3 or 4 bedroom residence, office, or shared living setup. The main floor is ideally suited for a daycare, personal services business, event space, or secondary residential unit. Currently set up as a turnkey meeting space, the property includes appliances, furnishings, and equipment, allowing for immediate use or rental income with minimal upfront costs. The lot adds another layer of value with a large yard and 16 foot gate, providing secure space for RV parking, trailers, work vehicles, or additional income strategies such as storage or fleet parking. Positioned in a high exposure location with strong accessibility, this property is ideal for investors, operators, or buyers looking to combine business and residential use under one roof. Quick possession available. Multiple use options. Strong upside. (id:6769)

Listing Presented By:



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Exp Realty

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REMAX Elite

REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

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