



## Edmonton Alberta

\$365,000

Great Value, Price, Commercial Condo, 3 Underground Titled Parking Stalls! Spectacular Location in the Heart of Edmonton, Prime 124 street services, business, shopping, entertainment area, located across the street from high density Oliver High Rise District. Oliver has people of all needs because of its proximity and availability to every type of required service and facility. Property has High Visibility with future LRT West Valley Line at property running from city center through Glenora West to WEM. The property is presently leased and is an excellent investment now or would be ideal owner occupied in nearer future allowing move time planning. Perfect for professional office, lawyer, accountant, art gallery and also for all types of specialty retail. Gallery-style lighting ideal for premium displays which maximizes visual impact. Nearly 1200 sq ft., high ceilings, large windows, 2 private outside ext entrances, end unit with reception, kitchen - washroom area. 3 (THREE) UNDERGROUND TITLED HEATED PARKING SPACES - Exceptional in all ways and by all standards. Air Conditioned, pure luxury, comfort, lots of convenient street parking, Best of all worlds! Other Property Types: Office Subject Space Width: 30 Ownership Interest: Condo Property Title to Land: Fee Simple RPR Survey Available: No Seller Rights: Yes Appointment Name: Julian Appointment Phone: 780-907-2727 Paragon Listing ID: E4397636 (id:6769)

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central

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

**REMAX Elite**

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