



Edmonton Alberta

\$149,900

Prime retail condominium in the heart of downtown Edmonton with direct interior access to Central LRT Station. This high-exposure location benefits from steady daily pedestrian traffic generated by commuters, surrounding office towers, nearby residential high-rises, and core-area event activity. Situated on the lower concourse level with integrated LRT connectivity, the unit offers built-in customer flow in one of Edmonton's most transit-oriented commercial nodes. The space was previously operated as a pizza restaurant; however, no furniture or equipment is included in the sale of the condominium unit. The premises may be delivered vacant, providing flexibility for a new owner to: Design a fresh food-service concept, Convert to retail or service-based use (subject to condo bylaws), Acquire select existing equipment directly from the current business owner under a separate agreement, Reconfigure as a "white box" opportunity for a new brand. Existing layout and infrastructure make it suitable for quick-service restaurant concepts, cafe use, takeout/delivery models, specialty food, or alternative retail positioning. Key Highlights: Direct LRT and pedway connectivity, Downtown core exposure, Condo ownership (no landlord renewal risk), Flexible repositioning potential, Ideal for owner-operators or investors seeking transit-oriented commercial real estate. This is an opportunity to secure a centrally located commercial condo in Edmonton's urban core and implement your own vision within an established pedestrian corridor. Own the footprint. Design the concept. Control the real estate. (id:6769)

Listing Presented By:



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