



Edmonton Alberta

\$548,000

PRIME HEART OF DOWNTOWN RAILTOWN LOCATION! Rare mixed-use opportunity offering a main floor commercial unit with excellent exposure, featuring a welcoming reception area, two private offices, and a convenient 2-piece bath—ideal for business owners, professionals, or investors seeking a strong downtown presence. The upper level features a spacious one-bedroom residential suite complete with a full bathroom, providing comfortable private living and the convenience of a seamless live/work lifestyle. A partially developed basement offers additional flexibility for storage, office expansion, or future development. This well-designed property includes two separate entrances for added functionality, a double attached garage, ample visitor parking, and air conditioning. Located in the true heart of downtown Railtown, just steps to the financial district, restaurants, shopping, and public transit. An exceptional opportunity to own a versatile, high-exposure property in one of the city's most desirable locations. (id:6769)

Listing Presented By:



Originally Listed by:
The E Group Real Estate

REMAX Elite
the place to be

REMAX ELITE

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

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.