

NO PHOTO AVAILABLE

**For more photos &
information, please
contact me.**

Edmonton Alberta

\$1,500,000

Prominently positioned on 118 Avenue, this space offers flexible sale or lease options with excellent visibility, on-site parking, and proximity to key amenities. 6,601 SF total: 3,423 SF main floor + 3,178 SF basement. Corner lot with south and west-facing frontage. Surrounded by grocery, pharmacy, and retail amenities. Ideal for owner-users or investors seeking a high-visibility location. Zoned CB1 - Low Intensity Business Zone. Operating Costs \$12.01 PSF (Est. 2024) (id:6769)

Listing Presented By:



Originally Listed by:
HonestDoor Inc

<https://www.honestdoor.com/>



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.