



## 4018 118 Avenue Edmonton AB

\$1,095,000

High Cap Rate, Wonderful opportunity for investors. 387 MS land and Fully Leased building for sale with 2294 square feet, situated on a major retail road. Currently zoned MU. Building consists of three units/addresses. Lease to liquor store on main level and an office space on main level. Fully renovated building front with Lux panels and metal cladding. The building foundation consists of poured concrete basement wall. Floor structures comprise reinforced concrete structural slabs. Exterior walls are finished with a mix of wood/vinyl siding and face brick. Exterior windows and front entry doors consist of commercial grade double paned glass units in modern aluminum frames. Basement is leased separately which is two bedroom, kitchen, full bath, two separate furnaces.

Listing Presented By:



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