



## Edmonton Alberta

\$1,200,000

This unique mixed-use building offers 6100sqft of total space, with retail/commercial on the main and lower levels, and a fully-renovated 2100sqft upstairs apartment. Located in Allendale, across from the park and school. The 2060sqft main floor offers wide-open retail space with large front-facing windows, plus a full kitchen and storage, with new flooring and finishes throughout. Can be split into two spaces if desired. The 1940sqft basement offers additional retail/office space with its own storefront entrance. Upstairs you'll find a renovated apartment with 2 bedrooms, 2 dens/offices and 2 full baths, plus a raised deck and multiple skylights. The kitchen and living areas offer huge windows and high-end modern finishes. Outside is a private, fenced back yard, plus parking in front and behind the building. Recent upgrades (2016): full renovations to main floor and apartment, new roof and all new heating system on all 3 levels. 400A electrical, separately metered. CN zoning allows for a variety of uses. (id:6769)

Listing Presented By:



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