



## Edmonton Alberta

\$3,620,000

The Coimbra Building is a well-maintained, mixed-use commercial property ideally located in Edmonton's sought-after Ritchie community. This distinctive asset features one- and two-storey sections, offering approximately 11,464 sq. ft. of leasable area. Constructed in 1967 and 1990, the buildings are in excellent condition with no significant deferred maintenance, making them a reliable investment. The property also includes a charming 2.5-storey residential home with two updated suites, featuring modernized windows, plumbing, electrical, and HVAC systems. While both properties are currently leased, the configuration offers the flexibility for a business owner to occupy one of the available spaces in the future. Perfect for those seeking an income-producing asset with the potential for owner use, in a vibrant area near Whyte Avenue's shops, restaurants, and transit. (id:6769)

Listing Presented By:



Originally Listed by:  
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