

Edmonton Alberta

$3,100,000

The Coimbra Building An Opportunity for Investors and Owner-UsersPosition your business for the future while benefiting from rental income at the Coimbra Building, a well-maintained commercial property in Edmonton's Ritchie community. Located near Whyte Avenue, this south-central property offers approximately 11,794 sq. ft. of leasable space across a combination of one- and two-storey sections.For a business owner seeking to own rather than lease, the property offers the potential to establish operations in the almost 6000 sf office space while continuing to collect rental income from the daycare tenant. This combination creates an appealing opportunity to secure a long-term business location with an additional income stream helping offset ownership costs. Constructed in 1967 and 1990, the building has been well maintained, with no significant deferred maintenance reported. Both the office and daycare spaces are currently leased, providing an established income-producing asset for investors and potential future flexibility for an owner-user.Nearby shops, restaurants, and transit along the Whyte Avenue corridor add convenience for businesses, employees, and clients. Whether you are expanding your investment portfolio or planning a permanent home for your business, the Coimbra Building offers a compelling combination of location, rental income, and long-term ownership potential. (id:6769)

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