



## Edmonton Alberta

\$899,900

Discover a mixed-use property in a prime Downtown/Grandin location. This unique house, zoned CB2, combines professional and residential space. Features updated plumbing, electrical systems, and a reinforced foundation. The main floor, currently a medical office, includes 6 offices with plumbing, 1 without plumbing, and a reception area. Ideal for professional offices, esthetics, daycare, or other commercial uses. The upper level has a 2-bedroom loft with separate access, perfect for live-up, work-down or additional commercial space. Situated on a 50x150 lot, suitable for future redevelopment with parking for up to 8 vehicles. Handicap accessible and one block from River Valley access, within walking distance to Edmonton General Hospital and downtown amenities, including LRT station. Don't miss this rare opportunity. (id:6769)

Office 3.04 m X 3.02 m

Office 2.48 m X 2.5 m

Office 2.47 m X 2.52 m

Office 1.82 m X 2.79 m

Office 2.72 m X 2.92 m

Office 2.23 m X 2.92 m

Living room 3.86 m X 3.18 m

Dining room 3.86 m X 2.71 m

Kitchen 3.86 m X 2.93 m

Primary Bedroom 3.88 m X 3.94 m

Bedroom 2 2.74 m X 3.89 m

Listing Presented By:



Originally Listed by:  
Real Broker

<https://theamyottegroup.com/>

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