

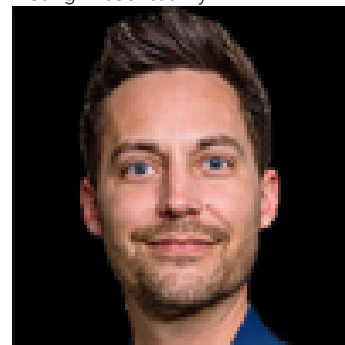


Edmonton Alberta

\$949,999

Exceptional opportunity to own a well-established commercial property and restaurant business in the highly desirable King Edward Park neighbourhood in southeast Edmonton. Ideally situated near the scenic Mill Creek Ravine and immediately south of University of Alberta Faculte Saint-Jean, this prime location benefits from strong residential density, excellent visibility, and steady local traffic. This well-maintained commercial building offers approximately 2,500 sq. ft. on the main floor plus an additional 1,000 sq. ft. on the second level, providing excellent flexibility for a variety of uses. The upper floor presents a rare opportunity for an owner-operator to live on-site, or alternatively utilize or lease the space for additional business or office use. Built in 1973, the property features a solid concrete structure with a durable stucco exterior and has been recently refreshed with new exterior painting, reflecting pride of ownership and ongoing maintenance. Functional vehicle access is available from the north back lane as well as from 85 Street NW along the west elevation of the building. Zoned Neighbourhood Commercial (NC), this versatile property offers excellent potential for continued restaurant operations or future redevelopment opportunities. The current owner is looking to retire, creating a rare chance for entrepreneurs or investors to acquire a long-standing business and real estate asset in an established central Edmonton neighbourhood. (id:6769)

Listing Presented By:



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