

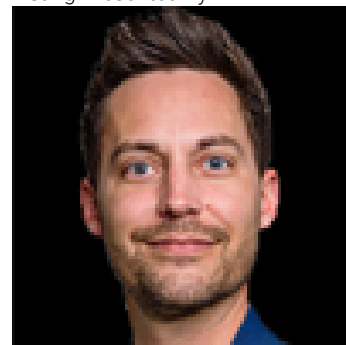


Edmonton Alberta

\$590,000

Prime Commercial Investment Opportunity - Whyte Avenue District
 Exceptional opportunity to own a stand-alone commercial building offering approximately 3,000 sq. ft. of main floor space plus a 750 sq. ft. mezzanine, ideally located in the heart of Edmonton's vibrant Whyte Avenue/Ritchie district. Situated at 10119 81 Avenue NW, just one block south of Whyte Avenue between 101 Street and 102 Street, this high-exposure property benefits from excellent accessibility, strong pedestrian and vehicle traffic, and a thriving commercial environment. The area is surrounded by established retailers, restaurants, cafes, professional services, and ongoing residential and mixed-use redevelopment, making it an outstanding long-term investment. The flexible layout is well suited for a wide range of commercial uses, including office, retail, showroom, studio, medical, professional services, or light warehouse operations. The space can be easily demised for multiple occupants and features rear access, offering added functionality and future leasing flexibility. Property highlights include: Approximately 3,000 sq. ft. plus 750 sq. ft. mezzanine Stand-alone commercial building Excellent redevelopment and value-add potential Three (3) dedicated rear parking stalls, plus ample street parking along 81 Avenue Rear lane access Flexible floor plan with excellent build-out potential High-demand commercial location with strong surrounding businesses and consistent traffic Ideal for owner-users, investors, or future redevelopment opportunities An outstanding opportunity to acquire a well-located commercial property in one of Edmonton's most desirable urban districts, offering exceptional potential for occupancy, investment, or future growth. (id:6769)

Listing Presented By:



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