

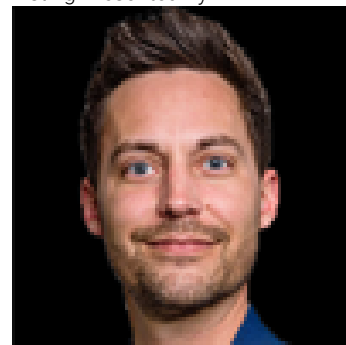


## Edmonton Alberta

\$769,900

CLEAN AND WELL LOCATED AFTER THIS MULTI-TENANTED MIXED USED COMMERCIAL TWO STORY BUILDING SECOND FLOOR CONSIST OF 3 ONE BEDROOM AND ONE BACHELOR , MAIN TWO RETAIL SPACES ONE RETAIL SPACE IS LEASED UNTIL JUNE FIRST 2026 WITH WITH A OPTION PERIOD SPACE NUMBER 2 USED BY THE OWNER ,BUILDING HAS HAD MANY UPGRADES OVER THE YEARS . CLOSE TO COMMUNITY SHOPS AND SERVICES MINUTES AWAY BY FOOT MIXED COMMERCIAL- RESIDENTIAL PAVED PARKING LOT AND FULLY FENCED, WITH GATE AND PLUGS FOR THE TENANTS LOT ALSO HAS A DRAIN ,BUILDING FACES 95 ST ACROSS FROM SHOPPING CENTER AND DOWNTOWN AUTO GREAT OPPORTUNITY FOR A FIRST TIME INVESTOR IDEAL FOR A DAYCARE (id:6769)

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