

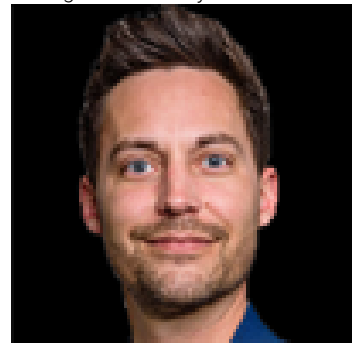


## Edmonton Alberta

\$499,900

Completely renovated and ideally positioned in Cloverdale's sought-after river valley district, this ground-level commercial space blends industrial character with clean modern design. Offering approximately 1,508 sq ft of interior space, the layout delivers both functionality and style with an open-concept central area, dedicated office, reception, storage, and washroom. The space showcases a striking loft-style feel with exposed ceilings, new vinyl flooring throughout, and upgraded modern lighting that enhances the bright, contemporary aesthetic. The expansive main commercial area provides exceptional flexibility for a variety of business uses, while the defined reception and private office create a natural separation for client interaction and focused work. A ground-level walk-up entrance ensures easy accessibility, complemented by a titled underground heated parking stall, ample visitor parking, and the rare lifestyle advantage of a river valley location. Situated in the vibrant Cloverdale community, with a coffee shop next door, this is a unique opportunity to secure a fully updated space in one of Edmonton's most character-rich neighbourhoods. (id:6769)

Listing Presented By:



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