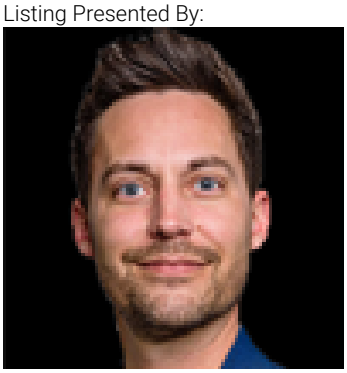


Edmonton Alberta

$798,000

Excellent opportunity to acquire a tenanted commercial condominium in Square on 23rd, an established south Edmonton commercial destination. Offered at $798,000, the property provides approximately 2,300 sq. ft. of usable space across two developed levels, representing an effective asking price of approximately $346.96 per usable sq. ft. The premises are occupied by an established massage and wellness business with a lease in place through December 2029, providing immediate rental income and near-term stability for the purchaser. The professionally developed interior supports the tenant's existing operations and helps minimize the vacancy, improvement costs and leasing downtime commonly associated with acquiring vacant commercial space. Conveniently located near 23 Avenue, 91 Street and Gateway Boulevard, the property offers strong accessibility within a busy south Edmonton commercial corridor surrounded by medical, professional, retail and service-oriented businesses. This offering is well suited to an investor seeking a stabilized, low-maintenance commercial asset with an existing tenant, functional improvements and long-term ownership potential. Property measurements, lease terms and other information are subject to purchaser verification. (id:6769)

Listing Presented By:



Originally Listed by:
Royal Lepage Magna

http://www.manibagga.com/

REMAX Excellence

201, 5607-199 Street, Edmonton, Alberta,

Phone: 780-984-9399
Fax:
steveleddy@hotmail.com

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