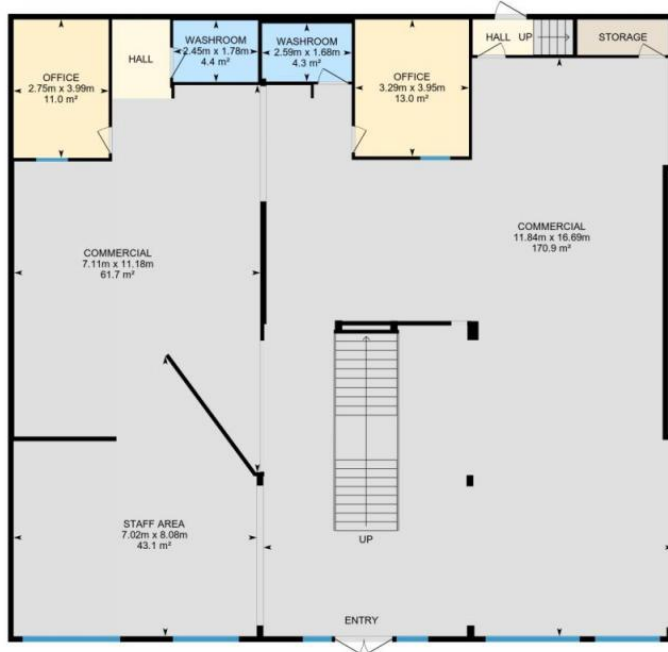


Main Floor Exterior Area 347.62 m<sup>2</sup>  
Interior Area 335.66 m<sup>2</sup>



PREPARED: 2025/06/13

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

## Edmonton Alberta

\$1,460,000

Exceptional Retail/Office Opportunity in Prime West Edmonton Location! Welcome to this expansive 7,015 sq ft commercial space in the highly accessible and sought-after West Sheffield Industrial area. Zoned CB1 (Low Intensity Business Zone), this versatile property is ideal for a wide range of uses including retail, showroom, office, or service-based business operations. Originally three separate units this property has been seamlessly combined into one large, functional space. The main floor features 3,742 sq ft of open, adaptable layout, while the mezzanine level offers an additional 3,273 sq ft. perfect for offices, meeting rooms, or additional workspace. Built in 1997, this well-maintained building includes ample surface parking for staff and customers, and boasts excellent visibility and accessibility in one of West Edmonton's busiest commercial zones. This is a rare opportunity to acquire a large, flexible footprint in a thriving business district. Other Property Types: Industrial, Office, Retail Subject Space Width: 92 Ownership Interest: Private Site Services: Cable, Electricity, Fully Serviced, Natural Gas, Paved Streets, Telephone, Street Lighting, Sidewalk, City Water Title to Land: Fee Simple RPR Survey Available: No Seller Rights: No Appointment Name: Sergio Maione Appointment Phone: 780-231-7863 Paragon Listing ID: E4442617 (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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