



## Edmonton Alberta

\$595,000

Prime Mixed-Use Building on High-Exposure 118 Avenue! Welcome to 8956 118 Avenue, a fully leased mixed-use commercial/residential property offering exceptional investment value in a high-traffic location. Zoned CB2, this well-maintained building features a popular main-floor family restaurant (1,419 sqft) & two upper-level residential apartments totaling 1,465 sqft. Originally built in 1949, the property has seen several key upgrades over the years, including windows, roof, exterior finishings, and boiler system, providing peace of mind & reduced maintenance. ? Current Gross Income: \$5,000/month ? Cap Rate: ~7% Whether you're looking to expand your investment portfolio or own a piece of 118 Ave with excellent visibility & stable income, this property is a must-see. ? Outstanding exposure with direct access to major corridors and public transit. Don't miss this rare opportunity to own a versatile revenue-generating property in a rapidly evolving commercial corridor. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<https://www.sergiosells.ca/>



**Royal**

**Le Page Noralta Spruce Grove**

#230, 70 Mcleod Ave , Spruce Grove, AB,

Phone: 780-920-0550

Fax:

tyson@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.