



4018 118 Avenue  
Edmonton, Alberta

MLS # A2278915



**\$1,195,000**

**Division:** Beacon Heights

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,294 sq.ft.

**Zoning:** CB1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Rare opportunity to purchase a &plusmn;2,294 SF freestanding retail building in Edmonton, offering excellent flexibility for both owner-users and investors. The property includes a fully finished basement that can be utilized as additional storage, office space, or staff area, enhancing overall functionality. An option is available to buy the existing liquor store business currently operating within the building, providing immediate income potential for a buyer seeking a turnkey operation. Additionally, the building layout allows for the possibility of subdividing the space, making it suitable for a pizza store or a variety of other retail or service-oriented businesses, subject to municipal approvals. A versatile commercial asset with multiple use options and strong long-term upside.