



GRASSROOTS
REALTY GROUP

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**11740 89 Street NW
Edmonton, Alberta**

MLS # A2039433



\$1,920,000

Division: Alberta Avenue

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 23,511 sq.ft.

Zoning: CB2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.41 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Extremely rare multi-story commercial retail property with residential suites for sale. Located in a high exposure corner lot unit facing 118ave that is filled with retail shops, businesses with great traffic. This building boasts a 5-unit retail space on the main floor and a combined single- and two-bedrooms suites of 15 units on the upper floors. Comes with 24 stalls onsite parking with plugins. Easy access to transit and close to downtown making this an absolute great strategic investment generating good income. Whether you are looking for an investment hold or for future redevelopment, this is a great opportunity for commercial property ownership.