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## 11740 89 STREET NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Edmonton, Alberta

**Listing ID:**  
27587

**MLS ID:**  
A2039433

**\$1,920,000**



👤 **ENOCH LUI**  
✉ (403) 250-2882

🏢 **Century 21 Bravo Realty**  
✉ 403-250-2882

📍 **11740 89 Street NW, Edmonton, Alberta T5B 3V5**

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	1036	CB2
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
Alberta Avenue	1974	Mixed Use
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Mixed Use	RN43B
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>
23511.00	2184.23	17942
<b>Lot Size (Acres)</b>	<b>Inclusions</b>	<b>Restrictions</b>
0.41	N/A	None Known

#### Reports

Information Package

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.

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