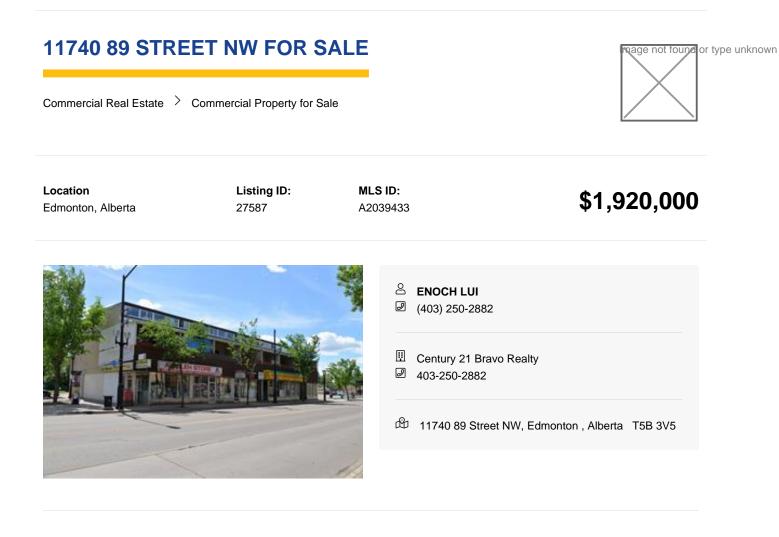


Generated: Sep 4, 2025, 10:11:13

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| Transaction Type For Sale | Days On Market 874 | Zoning CB2 |
|------------------------------|------------------------|----------------------|
| Subdivision | Year Built | Structure Type |
| Alberta Avenue | 1974 | Mixed Use |
| Property Type | Property Sub Type | Legal Plan |
| Commercial | Mixed Use | RN43B |
| Building Area (Sq. Ft.) | Building Area (Sq. M.) | Lot Size (Sq. Ft.) |
| 23511.00 | 2184.23 | 17942 |
| Lot Size (Acres) | Inclusions | Restrictions |
| 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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