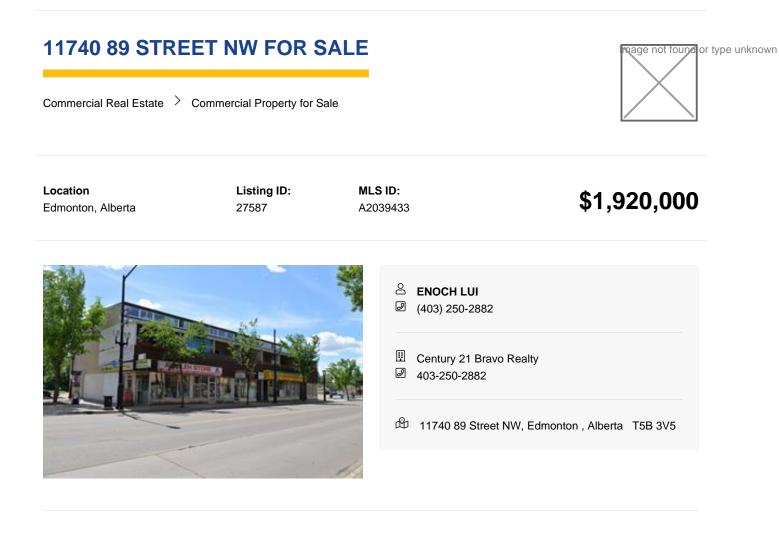


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Transaction Type For Sale	Days On Market 874	Zoning CB2
Subdivision	Year Built	Structure Type
Alberta Avenue	1974	Mixed Use
Property Type	Property Sub Type	Legal Plan
Commercial	Mixed Use	RN43B
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size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