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4018 118 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Edmonton, Alberta

Listing ID:
33579

MLS ID:
A2278915

\$1,195,000



 **JAZZ GOGIA**
 (780) 224-7565

 eXp Realty
 403-262-7653

 4018 118 Avenue , Edmonton , Alberta T5W 1A1

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|-------------------------------------------|-----------------------------------------|---------------------------------|
| Transaction Type For Sale | Days On Market 56 | Zoning CB1 |
| Subdivision Beacon Heights | Year Built 1987 | Structure Type Retail |
| Property Type Commercial | Property Sub Type Mixed Use | Legal Plan 2891MC |
| Building Area (Sq. Ft.) 2294.00 | Building Area (Sq. M.) 213.12 | Inclusions N/A |
| Restrictions None Known | Reports Call Lister | |

Rare opportunity to purchase a ±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.

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