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6417 112 AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Edmonton, Alberta



Listing ID:
35668


MLS ID:
A2319219

\$799,000



 **BRAD WARKENTIN**
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 Century 21 All Stars Realty Ltd.
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 6417 112 Avenue , Edmonton , Alberta T5W 0N9

Transaction Type For Sale	Zoning CNC	Subdivision Highlands
Building Type Free-Standing,Office Building,Retail,Street Level Storefront	Year Built 1948	Structure Type Retail
Property Type Commercial	Property Sub Type Office	Legal Plan 7190ET
Building Area (Sq. Ft.) 2562.00	Building Area (Sq. M.) 238.02	Roof Asphalt Shingle
Foundation Poured Concrete	Cooling Central Air	Heating Forced Air,Natural Gas
Inclusions N/A	Restrictions None Known	Reports None

RARE OWNER-USER OR INVESTMENT OPPORTUNITY – HIGHLANDS PROFESSIONAL BUILDING An exceptional opportunity to acquire the highly sought-after Highlands Professional Building. This freestanding, air-conditioned end-cap commercial building has been extensively upgraded and meticulously maintained, offering exceptional visibility, abundant natural light, and a turnkey opportunity for a wide variety of professional, medical, and retail users. Whether for an owner-occupier or investor, this versatile property is ideally suited for businesses seeking a prestigious location in one of Edmonton's most desirable commercial districts. Ideal for accounting firms, law offices, medical practitioners, consulting businesses, wellness professionals, and other service-oriented enterprises, the property features seven private offices, a spacious boardroom/meeting room, reception area, kitchen facilities, and a self-contained one-bedroom suite that provides additional income potential, staff accommodation, or flexible business use. Strategically positioned within the prestigious Highlands Commercial District, this prominent end-cap location benefits from excellent exposure, convenient onsite parking, and abundant street parking for clients, customers, and staff. Become part of one of Edmonton's most vibrant and walkable commercial communities, surrounded by an outstanding mix of established businesses and local destinations including Candid Coffee Roasters, Bodega, Fox Burger, Kind Ice Cream, Knox Health Spa, and Highlands Yoga Room. Whether you are seeking a flagship location for your business, a mixed-use investment opportunity, or a long-term hold in one of Edmonton's most desirable commercial corridors, this property offers flexibility, functionality, and exceptional future potential.

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