

**COMMERCIAL INVESTMENT BUILDING
WITH GROCERY BUSINESS
7743 85 STREET NW EDMONTON**

PREST//GE
COMMERCIAL GROUP

RE/MAX
COMMERCIAL®

Rethinking Commercial Real Estate



Simon Choi, Senior Associate

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\$1,099,000



Address:	7743 85 Street NW, Edmonton
Community:	King Edward Park
Asking Price:	\$1,099,000
Building Size:	5,150 sqft (main: 2,950 sqft 2 nd : 2,200 sqft)
Land Size:	0.17 Acre
Year of Built:	1953
Land Use:	CNC (Neighborhood Convenience Commercial)
Revenue:	\$330,000 (Grocery Business)
Gross Income:	\$85,000 (Grocery Business)

- Close to two future LRT stations (Bonnie Doon and Avonmore) and all amenities
- Minutes from Whyte Avenue and 75 Street.
- Surrounded by residential houses in an established neighborhood.
- The last remaining building on the block of redeveloped commercial lots.
- Entry level price point into ownership with rental income potential from residential suites on site.
- The main floor is occupied by a Grocery Store with coolers, display cabinets, walk in freezers, a rice-cake machine of \$100,000 value roughly.
- A Triple garage is included (930 sf).

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79 Ave NW

85 Street NW

87 St NW

Donnan School

King Edward Park

King Edward Park Community League

77 Ave NW

St. David's Anglican Church

Korean Village Korean BBQ

Aloha Medispa

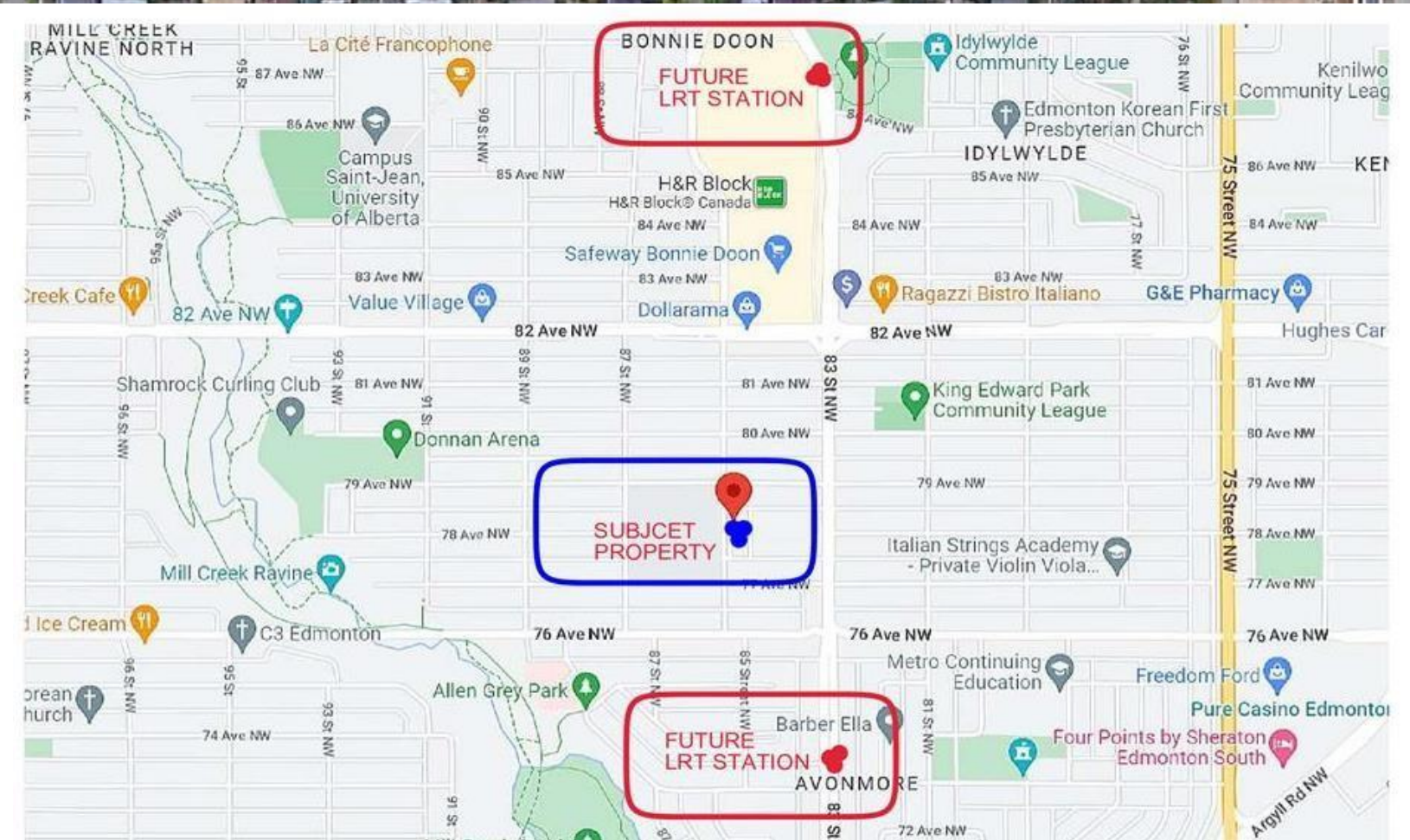
St. Jung Ha Sang Catholic Parish...

Willowbrae Academy Millcreek

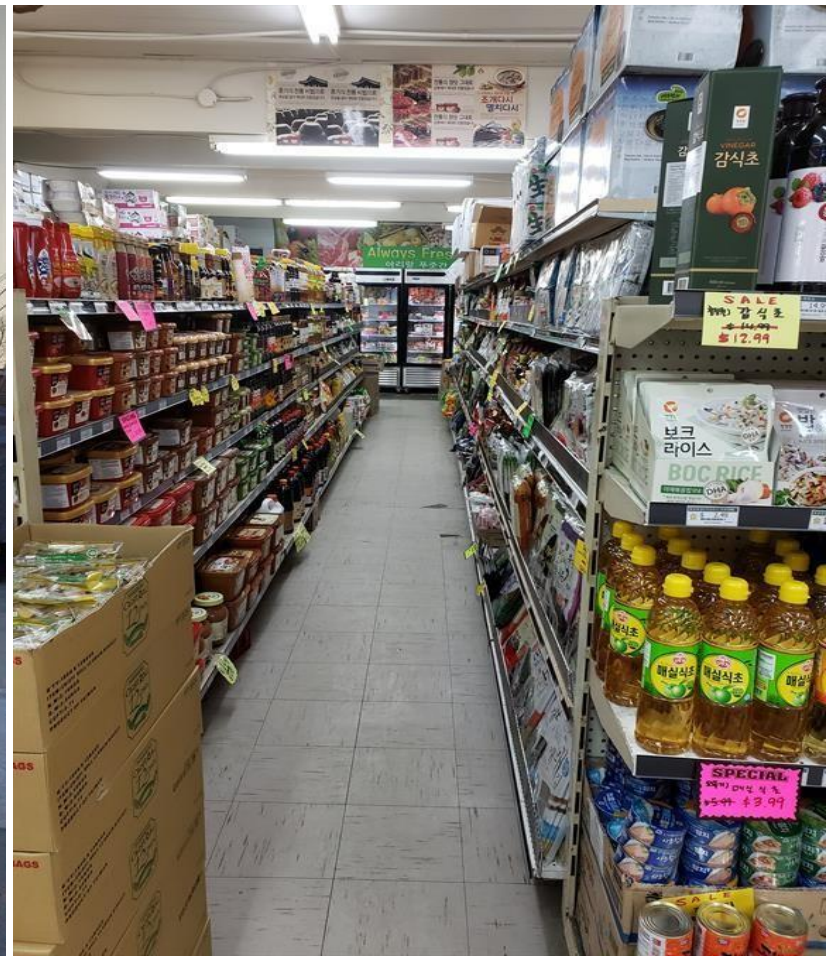
Composure Hair

77 Ave NW

83 St NW



\$1,099,000



\$1,099,000



11450 – 29th Street SE, Unit 201

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