

Investment Property with Business For Sale



Rethinking Commercial Real Estate



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11361 95 Street NW, Edmonton, AB

\$995,000



Address:	11361 95 St NW, Edmonton
Zoning:	CBI (Low Intensity Business Zone)
Built:	Free-Standing
Building Year:	1945
Land Size:	7,920 SqFt
Total Building Size:	4,280 SqFt
1st Floor:	3,200 SqFt
2nd Floor:	1,080 SqFt
Sale Price:	\$995,000

- Commercial Investment Building with Grocery Business.
- Rare remaining corner lot on the block of redeveloped commercial lots.
- Landlord acquired a permit to build 3-storey mixed use building with a retail store, a restaurant and 18 units of multi-unit housing.
- Investor can run a convenience store business until construction of new building.
- Manager's suite included: 3 Beds, 2 Baths, and Double garage.

- Just 4 km away from Downton Edmonton and 1.6 km away from NAIT LRT station.
- Close to Royal Alexandra Hospital, schools, park, library and daycare.
- The property is sold at as-is, where-is condition.

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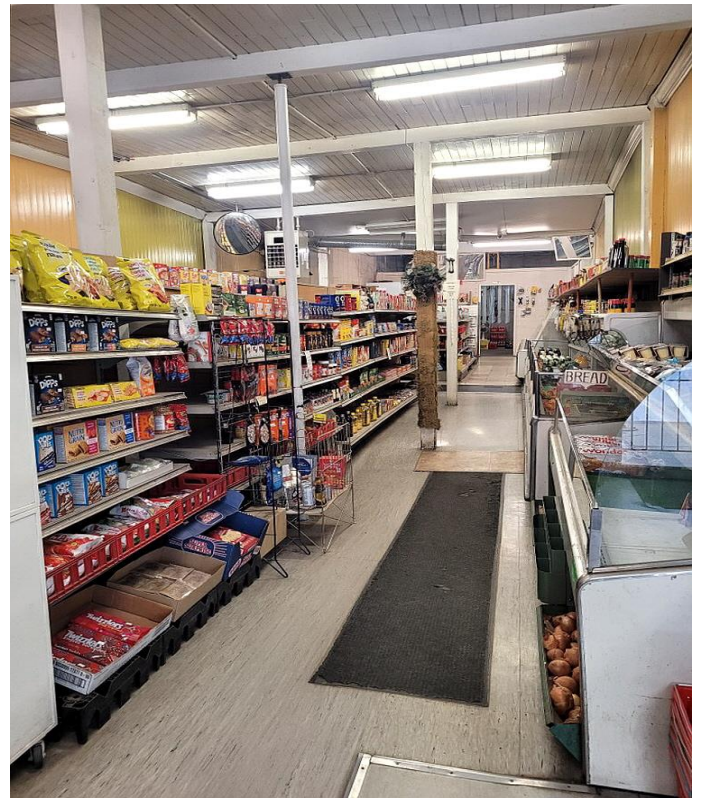
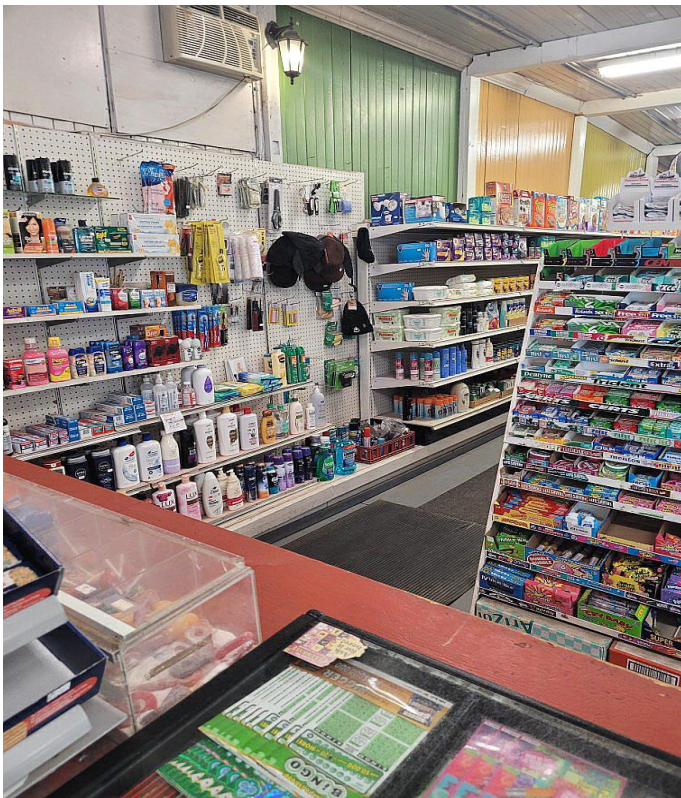
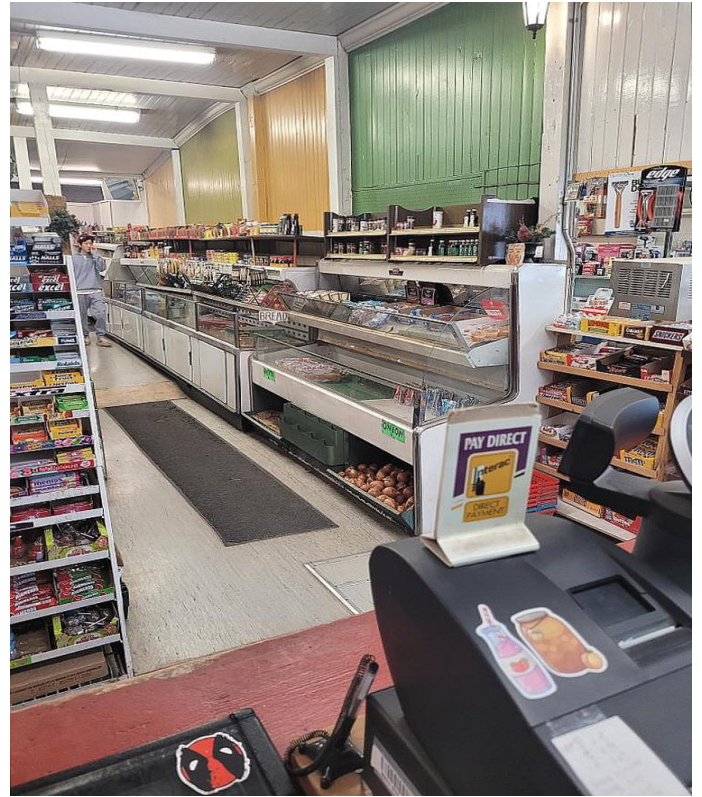
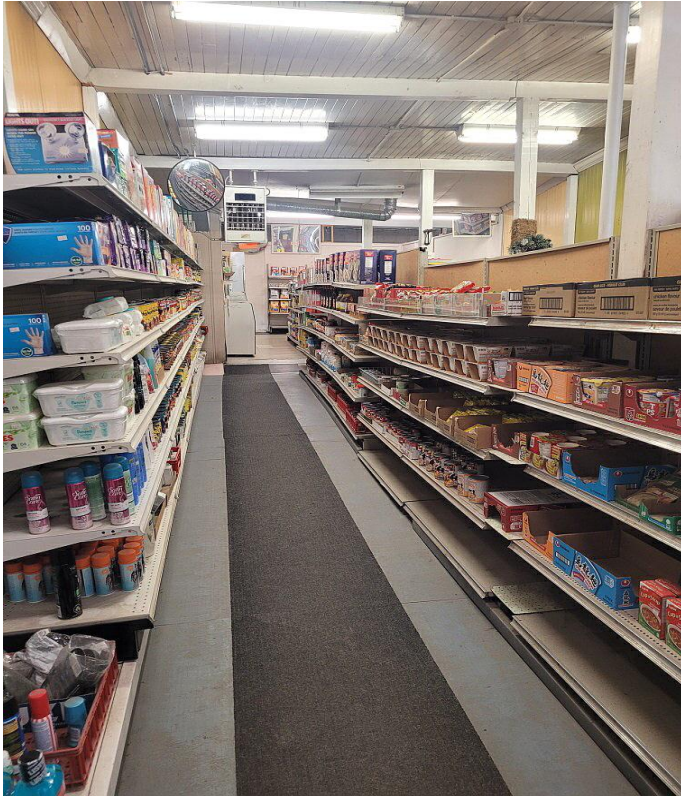
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