

# Investment Property with Business For Sale

**PRESTIGE**  
COMMERCIAL GROUP

**RE/MAX**  
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**Rethinking Commercial Real Estate**



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# 11361 95 Street NW, Edmonton, AB

## \$945,000



<b>Address:</b>	11361 95 St NW, Edmonton
<b>Zoning:</b>	CBI (Low Intensity Business Zone)
<b>Built:</b>	Free-Standing
<b>Building Year:</b>	1945
<b>Land Size:</b>	7,920 SqFt
<b>Total Building Size:</b>	4,280 SqFt
<b>1<sup>st</sup> Floor:</b>	3,200 SqFt
<b>2<sup>nd</sup> Floor:</b>	1,080 SqFt
<b>Sale Price:</b>	\$1,095,000

- 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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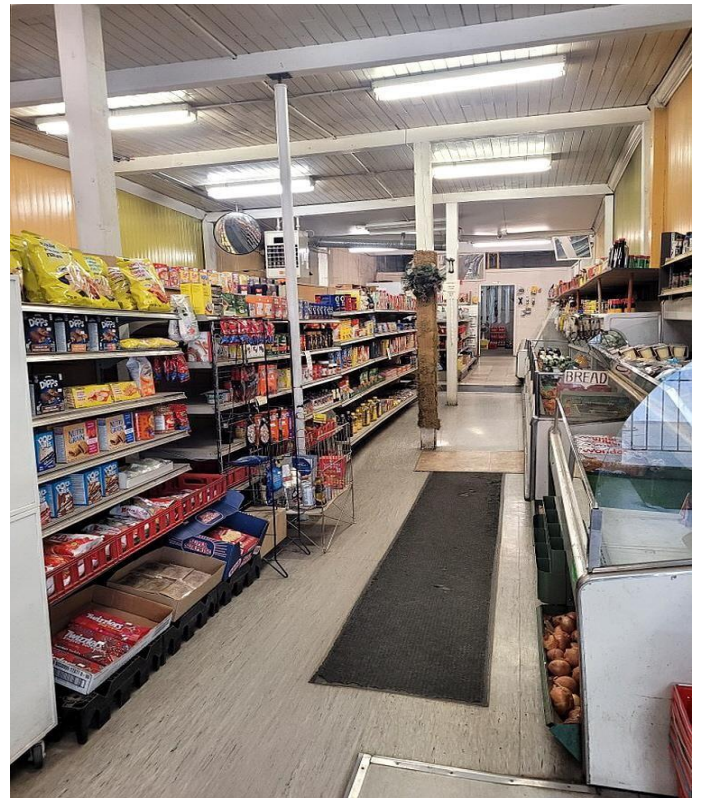
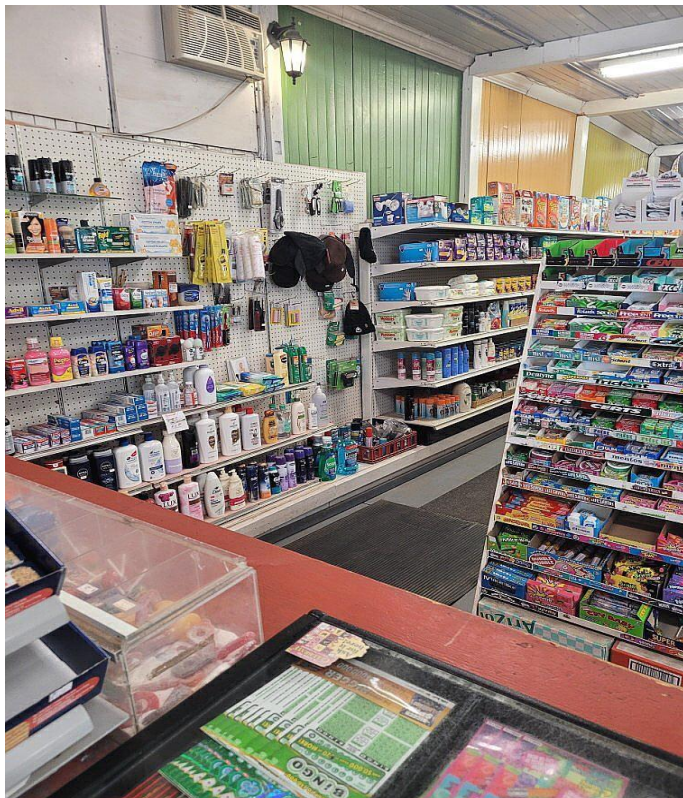
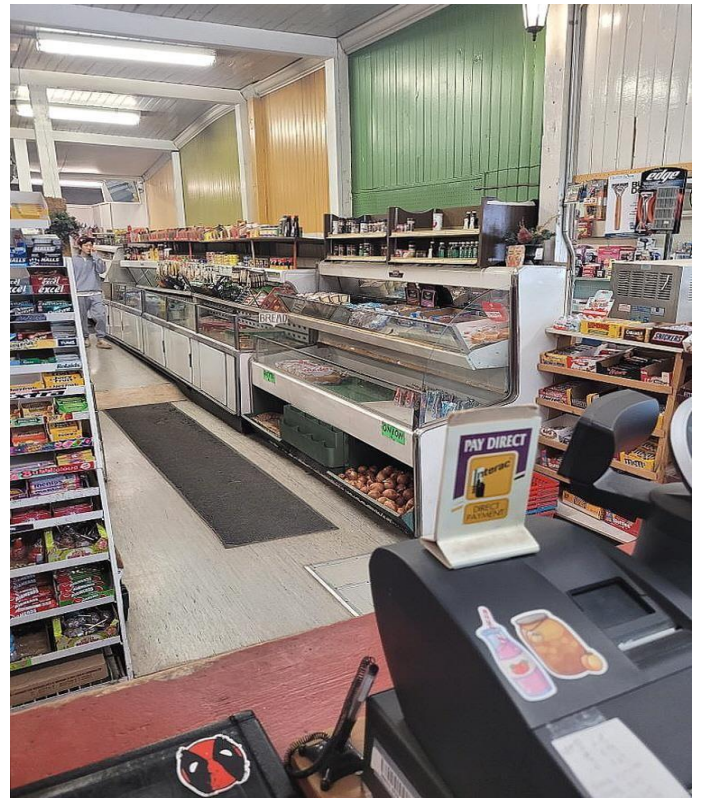
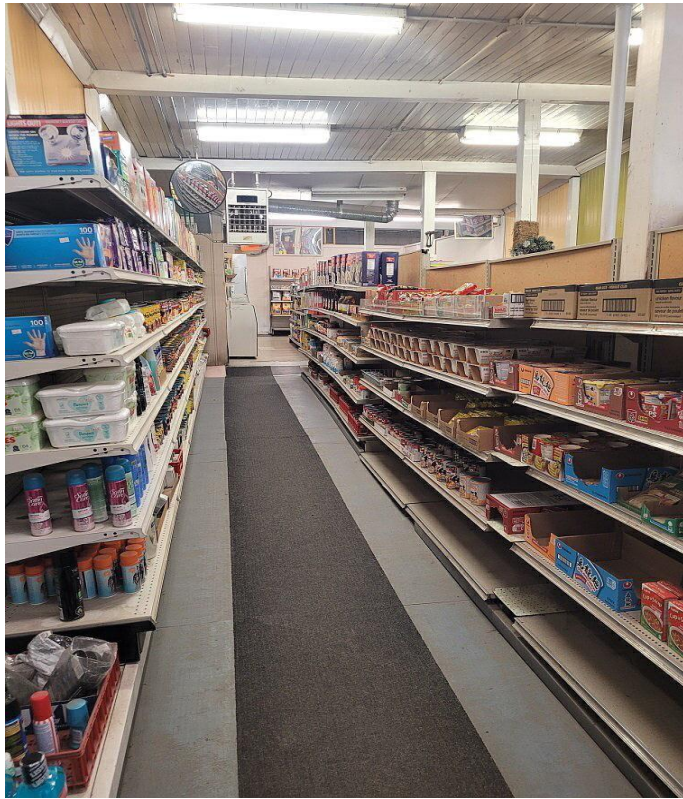
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**AUCTIONS**



**RE/MAX**  
Complete Realty

**11450 – 29<sup>th</sup> Street SE, Unit 201  
Calgary, Alberta T2Z 3V5**

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