

## **\$329,500 - 113 10411 122 Street, Edmonton**

MLS® #E4419334

**\$329,500**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Westmount, Edmonton, AB

TAKE ADVANTAGE OF THIS INCREDIBLE OPPORTUNITY to own a PREMIUM COMMERCIAL PROPERTY in the trendy GLENORA GATES area, ideally located at GROUND LEVEL within a RESIDENTIAL COMPLEX in the BREWERY DISTRICT. RECENTLY PRICE-REDUCED, this CORNER UNIT at a HIGH-TRAFFIC location, offers excellent value for any BUSINESS VENTURE, featuring FOUR ROOMS, a FULL BATHROOM, and a RECEPTION/WAITING AREA with DIRECT STREET ACCESS. The PROPERTY is complemented by TWO TITLED UNDERGROUND PARKING STALLS and AMPLE ON-SITE VISITOR PARKING, ensuring convenience for both clients and staff. ZONED UNDER DIRECT DEVELOPMENT CONTROL PROVISION (DC1-19312), the space is VERSATILE and suitable for a variety of uses, including a RESTAURANT, COFFEE SHOP, BAKERY, or other RETAIL and PROFESSIONAL BUSINESSES. With IMMEDIATE OCCUPANCY available, this is a RARE CHANCE to secure a WELL-LOCATED, HIGH-POTENTIAL COMMERCIAL PROPERTY at an EXCEPTIONAL PRICE! ACT QUICKLY before it's GONE!

Built in 2003

### **Essential Information**



|            |           |
|------------|-----------|
| MLS® #     | E4419334  |
| Price      | \$329,500 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 2003      |
| Type       | Retail    |
| Status     | Active    |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 113 10411 122 Street |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 4C2              |

### Exterior

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 27th, 2025 |
| Days on Market | 93                 |
| Zoning         | Zone 07            |

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Listing information last updated on April 30th, 2025 at 7:02pm MDT