

## **\$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	94
Zoning	Zone 07

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Listing information last updated on May 1st, 2025 at 2:47pm MDT