

\$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	92
Zoning	Zone 07

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 29th, 2025 at 1:02am MDT