# $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

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|---|---|
| Date Listed | January 27th, 2025 |
| Days on Market | 83 |
| Zoning | Zone 07 |

Listing information last updated on April 20th, 2025 at 12:17pm MDT