

\$327,000 - 113 10411 122 Street, Edmonton

MLS® #E4419334

\$327,000

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Westmount, Edmonton, AB

UNBELIEVABLE OPPORTUNITY â€“ PRICED TO MOVE! Donâ€™t miss your chance to DOMINATE one of Edmontonâ€™s HOTTEST commercial zones with this PRIME CORNER UNIT in the ultra-trendy Glenora Gates, in the heart of the red-hot Brewery District. This space features GROUND-LEVEL STREET EXPOSURE in a HIGH-TRAFFIC LOCATION. It provides the visibility your brand needs to thrive, making it ideal for a coffee shop, boutique, restaurant, or professional office. PRICE JUST SLASHED! The space is ready for immediate action with four rooms, a full bathroom, a reception/waiting area, and direct street access. You also benefit from 2 TITLED UNDERGROUND PARKING STALLS, ample visitor parking, flexible DC1 zoning, and immediate occupancy. Commercial gems like this in Glenora move FASTâ€”ACT NOW before itâ€™s gone and secure a RARE, HIGH-IMPACT SPACE built for success!

Built in 2003

Essential Information

| | |
|------------|-----------|
| MLS® # | E4419334 |
| Price | \$327,000 |
| 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 | 149 |
| 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 June 24th, 2025 at 10:02pm MDT