# \$1,095,000 - 4018 118 Avenue, Edmonton

MLS® #E4435358

## \$1,095,000

0 Bedroom, 0.00 Bathroom, Retail on 0.00 Acres

Beacon Heights, Edmonton, AB

High Cap Rate, Wonderful opportunity for investors. 387 MS land and Fully Leased building for sale with 2294 square feet, situated on a major retail road. Currently zoned MU. Building consists of three units/addresses. Lease to liquor store on main level and an office space on main level. Business can be purchased with building. Fully renovated building front with Lux panels and metal cladding. The building foundation consists of poured concrete basement wall. Floor structures comprise reinforced concrete structural slabs. Exterior walls are finished with a mix of wood/vinyl siding and face brick. Exterior windows and front entry doors consist of commercial grade double paned glass units in modern aluminum frames. Basement is leased separately which is two bedroom, kitchen, full bath, two separate furnaces.

Built in 1987

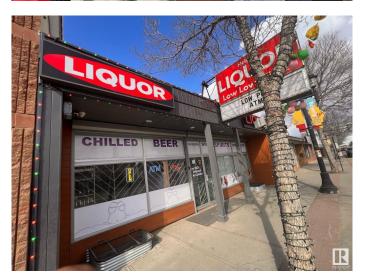
### **Essential Information**

MLS® # E4435358 Price \$1,095,000

Bathrooms 0.00
Acres 0.00
Year Built 1987
Type Retail
Status Active







# **Community Information**

Address 4018 118 Avenue

Area Edmonton

Subdivision Beacon Heights

City Edmonton
County ALBERTA

Province AB

Postal Code T5W 1A1

### **Exterior**

Exterior Block
Construction Block

### **Additional Information**

Date Listed May 8th, 2025

Days on Market 54

Zoning Zone 23

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 July 1st, 2025 at 1:02pm MDT