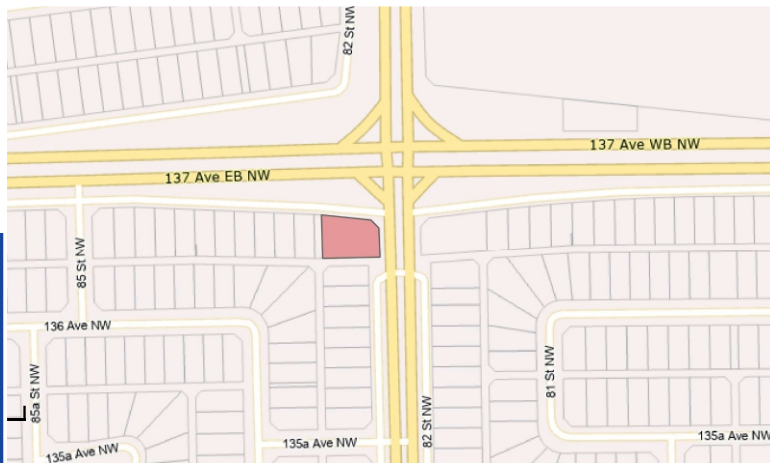


# Location Equals Opportunity

Ready to reach its full potential, this property is located on the corner of 137 Avenue and 82 street NW with great exposure to high volumes of traffic from all directions. It is an ideal location for businesses offering professional, medical or personal services.

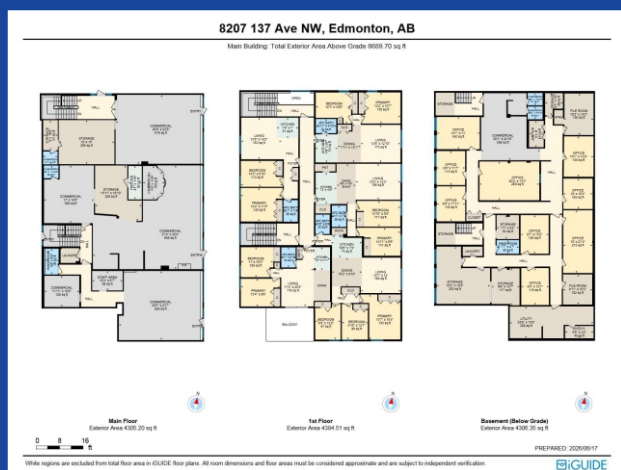


## Property Features:

- Built in 1970
- Zoning: CN (Neighbourhood Commercial)
- Lot size: 14,714 sf
- 3 Commercial spaces on main floor (4305sf)
- 5 apartments (4x2-bed 1x3-bed) on second floor (4384sf)
- Fully developed office space on lower floor (4306sf)
- Below market rents
- Ample parking in front of building

- Potential revenue: \$18,000-20,000/mth
- Property tax for 2026 - \$35,954
- Utilities 2025 - \$6063
- Repairs & Maintenance 2025 - \$2800
- Insurance - \$7800

**List Price: \$2,900,000**



RMS drawings available upon request.

**Ideal for the professional looking to relocate or expand their business while maintaining some supportive income from tenants.**

**Book an appointment to see this property today.**



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