

FOR SALE

3829 118 AVE, EDMONTON, AB


±2,400 SQ. FT.



**OWNER-USER OR INVESTMENT OPPORTUNITY
MEDICAL / DAYCARE POTENTIAL.**

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

 www.lizotterealestate.com

 780.488.0888

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR SALE

OWNER-USER OR INVESTMENT OPPORTUNITY
MEDICAL / DAYCARE POTENTIAL.

PROPERTY INFORMATION

Municipal Address: 3829 118 Ave, Edmonton, AB

Legal Address: Plan 2528AR Blk 12 Lot 17

Building Size: ±2,400 Sq. Ft.

Zoning: [MU \(Mixed-Use\)](#) 

Parking: 10 Surface parking stalls

Power: 400 Amps TBC

Neighbourhood: Beverly Heights

Possession: Immediately

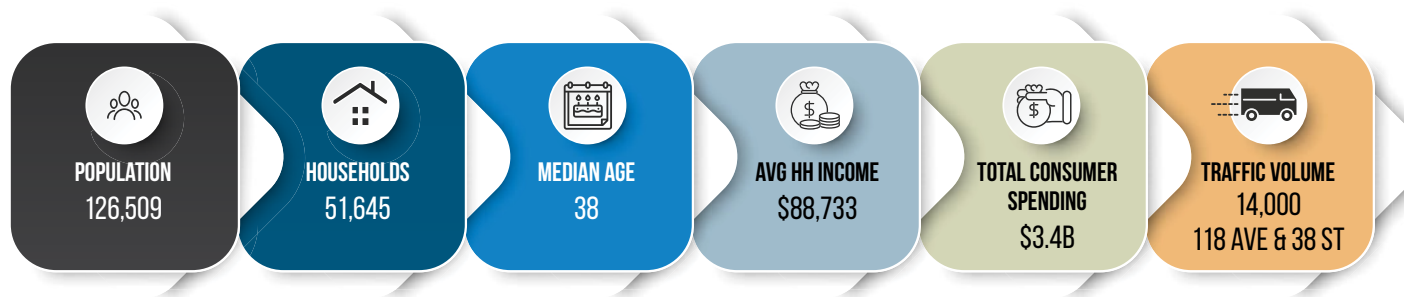
\$\$\$

Purchase Price: \$899,000.00

PROPERTY HIGHLIGHTS

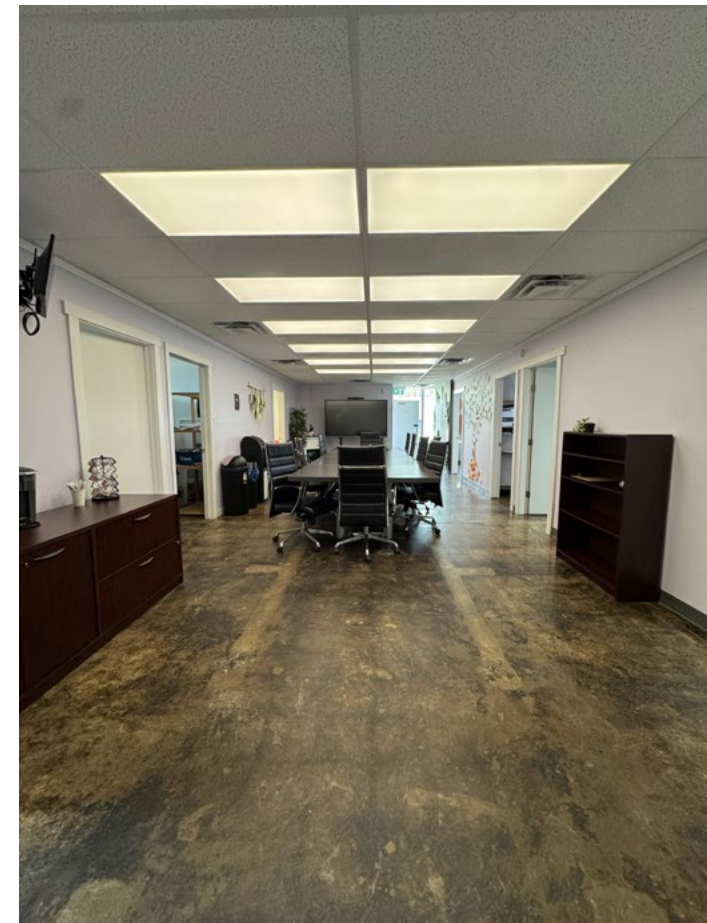
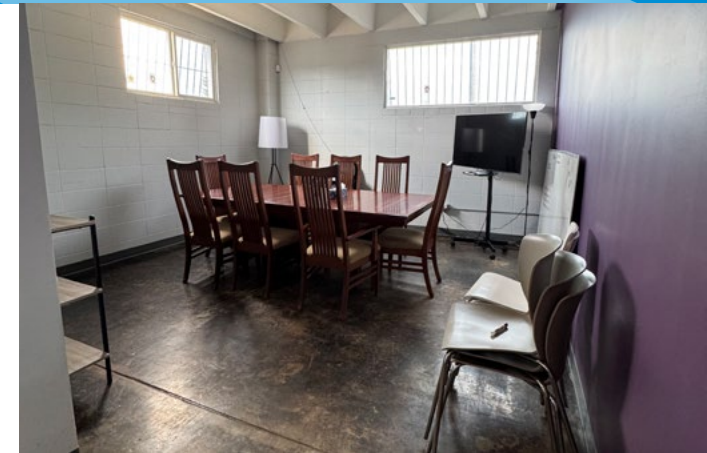
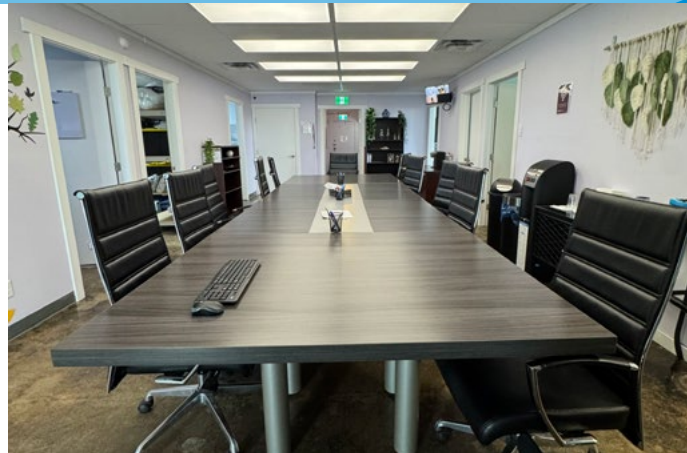
- Fully renovated with recent upgrades, including new roof and mechanical systems
- No major capital expenditures anticipated
- Suitable for retail, office, medical, clinic, pharmacy, or daycare uses. Existing plumbing and drainage in seven rooms, offering flexibility for medical, childcare, or treatment-room layouts
- Currently tenanted until August 2026
- Excellent opportunity for an owner-user, investor, or future redevelopment of the existing improvements
- The basement – currently occupied M-T-M. Additional income potential.

DEMOGRAPHICS WITHIN 5KM



FOR SALE

OWNER-USER OR INVESTMENT OPPORTUNITY MEDICAL / DAYCARE POTENTIAL.



FOR SALE

OWNER-USER OR INVESTMENT OPPORTUNITY MEDICAL / DAYCARE POTENTIAL.



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR SALE

OWNER-USER OR INVESTMENT OPPORTUNITY
MEDICAL / DAYCARE POTENTIAL.

BASEMENT FLOOR PLAN *Occupied M-T-M



FOR SALE

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

CONTACT

Chuck Clubine
Senior Associate
Cell: 780.264.7773
Direct: 780.784.6553
chuck@lizotterealestate.com

Tom Dean
Associate
Cell: 780.920.8019
Direct: 780.784.6550
tom@lizotterealestate.com

James Estayo
Associate
Cell: 780.991.3623
Direct: 780.784.6556
james@lizotterealestate.com

