

# \$1,425,000 - 11902 127 Avenue, Edmonton

MLS® #E4401917

**\$1,425,000**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Calder, Edmonton, AB

A Fantastic Opportunity to own this 2 storey plus basement mixed use commercial building.

It consists of 7 residential upper units, main floor commercial or retail units, plus a main floor storage unit and there's basement rental as well. There has been consistent long term revenue which helps generate positive cash flow and it's simply a great deal. The Building is located in a quiet mature area of the city, with plenty of parking in the back and side street. Please Note Lot size is 9683 sq.ft. +/- which is plenty of space for a potential re-development by the new owner as well. Numerous upgrades from mechanical/plumbing/heating/interiors. Original building (eastern portion) built in 1979/80. Newer portion (west side) built in 2005/06. The Upper Residential Suites have been totally Gutted from top to bottom and significant amount of the common property as well. Easy access to 97 street and 127 Street also Yellow head Trail and lots of near by amenities with access to the Transit bus.

Built in 1979

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4401917    |
| Price     | \$1,425,000 |
| Bathrooms | 0.00        |



|            |                         |
|------------|-------------------------|
| Acres      | 0.00                    |
| Year Built | 1979                    |
| Type       | Multi-Family Commercial |
| Status     | Active                  |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 11902 127 Avenue |
| Area        | Edmonton         |
| Subdivision | Calder           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5E 0E3          |

### **Exterior**

|              |                   |
|--------------|-------------------|
| Exterior     | Brick, Wood Frame |
| Construction | Brick, Wood Frame |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2024 |
| Days on Market | 238               |
| Zoning         | Zone 01           |

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Listing information last updated on April 6th, 2025 at 12:17pm MDT