

# \$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	250
Zoning	Zone 01

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Listing information last updated on April 18th, 2025 at 3:47am MDT