

# \$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	55
Zoning	Zone 23

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Listing information last updated on July 2nd, 2025 at 7:47pm MDT