

# \$334,000 - 144, 10403 122 Street, Edmonton

MLS® #A2126554

**\$334,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Westmount, Edmonton, Alberta

Click brochure link for more details\*\* 1,102 SF unit for sale. Excellent owner/user or investment opportunity. Short-term Tenant in place until September 1, 2025. Bright, modern and recently upgraded unit that shows well. 26,500 vehicles daily on 104 Avenue with major bus routes and future LRT stops near the site. Immediately adjacent to the Brewery District with great connectivity to the downtown core. Supported by 184 residential units above and high density residential in the area

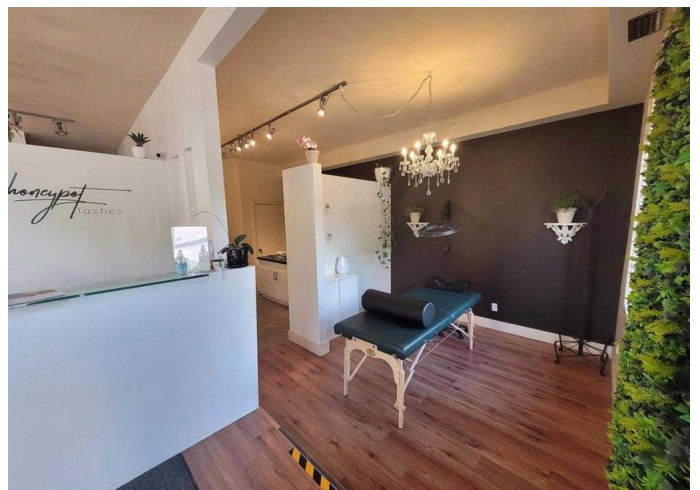
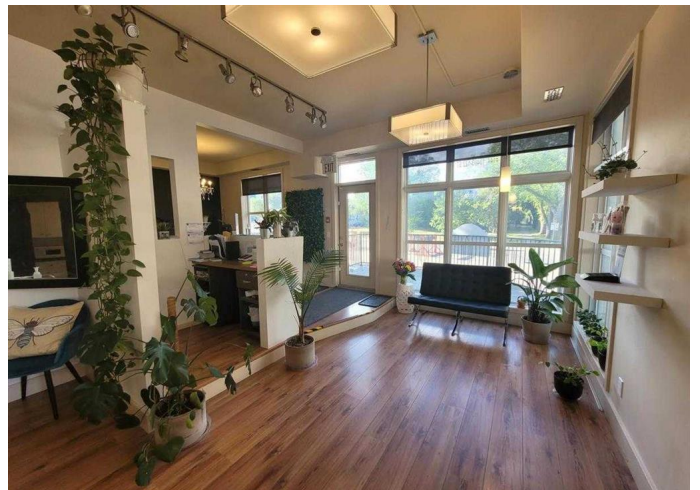
Built in 2003

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2126554   |
| Price      | \$334,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2003       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 144, 10403 122 Street |
| Subdivision | Westmount             |
| City        | Edmonton              |
| County      | Edmonton              |
| Province    | Alberta               |
| Postal Code | T5N4C1                |



**Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | April 26th, 2024          |
| Days on Market | 359                       |
| Zoning         | DC1 (999) Direct Developm |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | Honestdoor Inc. |
|----------------|-----------------|

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