

## \$720,000 - 12758 Fort Road, Edmonton

MLS® #E4409893

**\$720,000**

0 Bedroom, 0.00 Bathroom,

Retail on 0.00 Acres

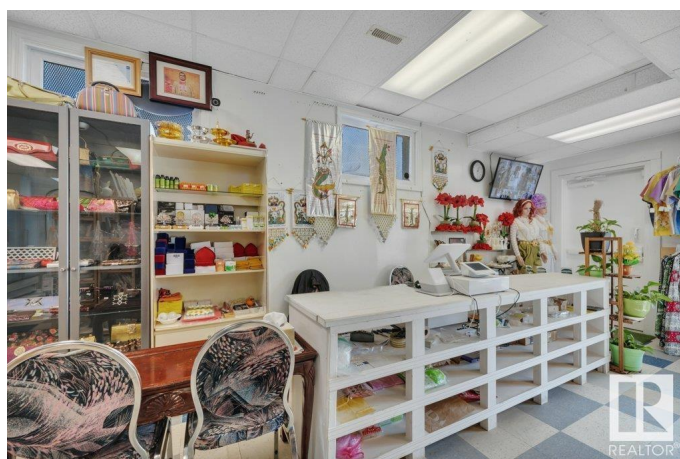
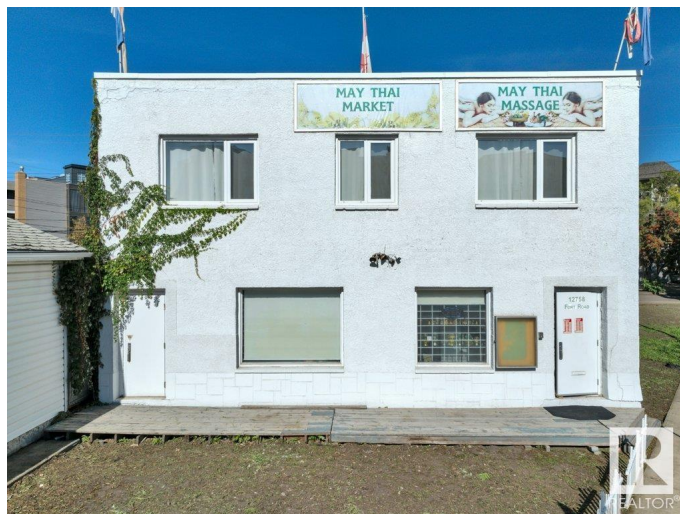
Belvedere, Edmonton, AB

Prime Commercial Opportunity! Located in a developing area with new infrastructure and residential growth. This versatile high exposure property offers endless potential for business owners and investors alike. It's currently set up as a 2 storey mixed use building with a retail store with washrooms on the main & a reception area, individual treatment rooms, washroom w/shower & staff room upstairs. It can easily be converted to suit a variety of business types, including service, office spaces, or transformed to suit your unique vision. It has convenient on-site parking, and is accessible from major roads and public transportation, enhancing its appeal for a wide range of businesses. With the surrounding area undergoing revitalization and growth, this commercial property provides an excellent opportunity for future development or expansion.

Built in 1953

### Essential Information

MLS® #	E4409893
Price	\$720,000
Bathrooms	0.00
Acres	0.00
Year Built	1953
Type	Retail



Status                      Active

**Community Information**

Address                    12758 Fort Road  
Area                        Edmonton  
Subdivision               Belvedere  
City                        Edmonton  
County                    ALBERTA  
Province                  AB  
Postal Code               T5A 1A6

**Exterior**

Exterior                   Block  
Construction              Block

**Additional Information**

Date Listed                October 10th, 2024  
Days on Market            190  
Zoning                      Zone 02

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on April 18th, 2025 at 3:32pm MDT