

Courtesy Of Errol J Scott Of Exp Realty

# \$650,000 - 12742 Fort Road, Edmonton

MLS® #E4412749

**\$650,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Belvedere, Edmonton, AB

Welcome to an exceptional turnkey building offering unparalleled opportunities for business and living. Previously a launching pad for successful ventures, including one now expanding nationally, this property boasts CB2 rezoning for redevelopment potential. Lease out this fully equipped space, providing both business and residential accommodation, setting it apart from the rest. Low taxes and utilities add value, while its versatile layout suits events, meetings, art galleries, and pop-up shops. This is rare opportunity in a high traffic area in the middle of multi-million revitalization making it a prime investment opportunity.

Built in 1920

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4412749  |
| Price      | \$650,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 1920      |
| Type       | Retail    |
| Status     | Active    |

## Community Information

Address 12742 Fort Road



|             |           |
|-------------|-----------|
| Area        | Edmonton  |
| Subdivision | Belvedere |
| City        | Edmonton  |
| County      | ALBERTA   |
| Province    | AB        |
| Postal Code | T5A 1A6   |

### **Exterior**

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2024 |
| Days on Market | 150                |
| Zoning         | Zone 02            |

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Listing information last updated on April 4th, 2025 at 9:18am MDT