

## \$327,000 - 113 10411 122 Street, Edmonton

MLS® #E4419334

**\$327,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Westmount, Edmonton, AB

UNBELIEVABLE OPPORTUNITY â€“ PRICED TO MOVE! Donâ€™t miss your chance to DOMINATE one of Edmontonâ€™s HOTTEST commercial zones with this PRIME CORNER UNIT in the ultra-trendy Glenora Gates, in the heart of the red-hot Brewery District. This space features GROUND-LEVEL STREET EXPOSURE in a HIGH-TRAFFIC LOCATION. It provides the visibility your brand needs to thrive, making it ideal for a coffee shop, boutique, restaurant, or professional office. PRICE JUST SLASHED! The space is ready for immediate action with four rooms, a full bathroom, a reception/waiting area, and direct street access. You also benefit from 2 TITLED UNDERGROUND PARKING STALLS, ample visitor parking, flexible DC1 zoning, and immediate occupancy. Commercial gems like this in Glenora move FASTâ€”ACT NOW before itâ€™s gone and secure a RARE, HIGH-IMPACT SPACE built for success!

Built in 2003

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4419334  |
| Price      | \$327,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 2003      |



|        |        |
|--------|--------|
| Type   | Retail |
| Status | Active |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 113 10411 122 Street |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 4C2              |

### Exterior

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 27th, 2025 |
| Days on Market | 140                |
| Zoning         | Zone 07            |

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Listing information last updated on June 16th, 2025 at 8:47pm MDT