



**FOR SALE**  
\$545,000

**CALDER - CENTRAL EDMONTON**  
11918 - 129 Ave NW Edmonton

**Property Highlights**

Discover a unique commercial opportunity in a high-exposure area of northwest Edmonton with this versatile property. This building is well-maintained providing a functional layout with flexible configuration demised into two separate unit spaces. Spaces are ideally suited for a variety of business uses, making it an excellent option for both owner-users and investors alike.

The property features a spacious interior, with flexible configurations, allowing for retail, office, or light industrial applications. Large windows provide ample natural light, while the layout supports efficient day-to-day operations with designated areas for workspaces, storage, and customer-facing use.

Positioned in a thriving commercial/residential area with benefits from strong surrounding amenities, nearby arterial routes, and consistent local traffic. This ensures ease of access for clients, staff, and deliveries alike.

With solid fundamentals and adaptability. This opportunity presents a great foundation for a business looking to establish or expand in a well-connected Edmonton neighborhood. This Property is the perfect addition to any investor's portfolio and excellent future upside.

<b>Legal Address</b>	Plan 6095AF Block 11 Lot 5
<b>Year Built</b>	1963 - Renovations 12 years ago
<b>Zoning</b>	<u>MUN (Neighborhood Mixes Use)</u>
<b>Lot</b>	33 x 109
<b>Sizing</b>	Unit 1: 1029 SF   Unit 2: 690 SF Total: 1719 SF
<b>Property Taxes</b>	\$8642 (2026)

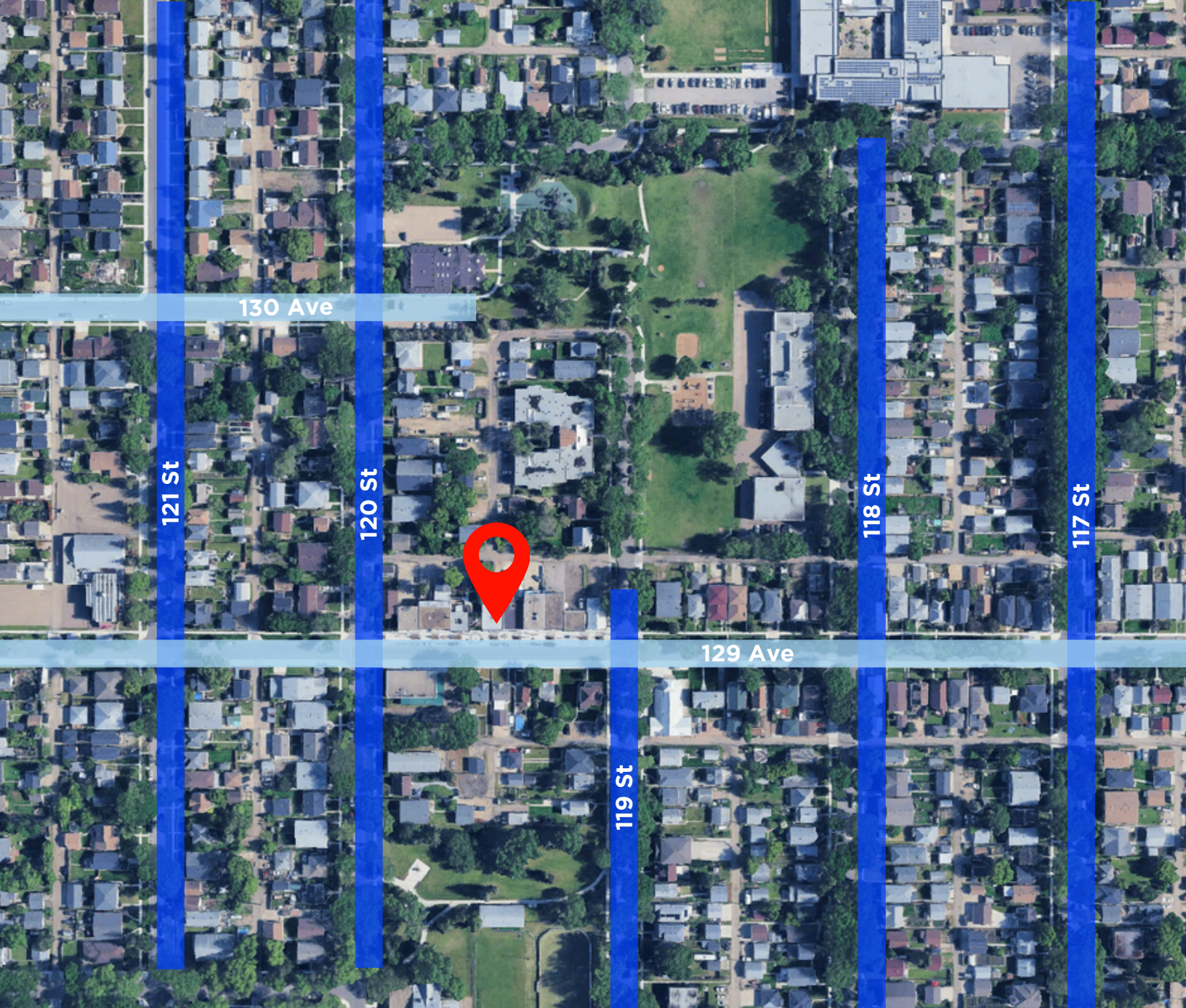
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## CONTACT:

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