



GRASSROOTS
REALTY GROUP

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6417 112 Avenue
Edmonton, Alberta

MLS # A2319219



\$799,000

Division: Highlands

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Highlands Professional Building

Bus. Name: -

Size: 2,562 sq.ft.

Zoning: CNC

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

RARE OWNER-USER OR INVESTMENT OPPORTUNITY — HIGHLANDS PROFESSIONAL BUILDING An exceptional opportunity to acquire the highly sought-after Highlands Professional Building. This freestanding, air-conditioned end-cap commercial building has been extensively upgraded and meticulously maintained, offering exceptional visibility, abundant natural light, and a turnkey opportunity for a wide variety of professional, medical, and retail users. Whether for an owner-occupier or investor, this versatile property is ideally suited for businesses seeking a prestigious location in one of Edmonton's most desirable commercial districts. Ideal for accounting firms, law offices, medical practitioners, consulting businesses, wellness professionals, and other service-oriented enterprises, the property features seven private offices, a spacious boardroom/meeting room, reception area, kitchen facilities, and a self-contained one-bedroom suite that provides additional income potential, staff accommodation, or flexible business use. Strategically positioned within the prestigious Highlands Commercial District, this prominent end-cap location benefits from excellent exposure, convenient onsite parking, and abundant street parking for clients, customers, and staff. Become part of one of Edmonton's most vibrant and walkable commercial communities, surrounded by an outstanding mix of established businesses and local destinations including Candid Coffee Roasters, Bodega, Fox Burger, Kind Ice Cream, Knox Health Spa, and Highlands Yoga Room. Whether you are seeking a flagship location for your business, a mixed-use investment opportunity, or a long-term hold in one of Edmonton's most desirable commercial corridors, this property offers flexibility, functionality, and exceptional future potential.

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