

# \$595,000 - 12742 Fort Road, Edmonton

MLS® #E4412749

**\$595,000**

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	\$595,000
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	176
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 30th, 2025 at 1:47pm MDT