

## \$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

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 June 16th, 2025 at 10:17am MDT