

# \$1,050,000 - 4214 & 4216 66 St, Edmonton

MLS® #E4423160

**\$1,050,000**

0 Bedroom, 0.00 Bathroom,

Retail on 0.00 Acres

Michaels Park, Edmonton, AB

A rare investment opportunity! This unit offers a solid ROI, currently leased to a reputable dentist and generating an impressive 6.5% cap rate—exactly what savvy investors seek. With six years remaining on a secure 10-year lease, this property ensures stable income. Plus, its future potential for various business ventures makes it an exceptional opportunity!

Built in 1982

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4423160    |
| Price      | \$1,050,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1982        |
| Type       | Retail      |
| Status     | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4214 & 4216 66 St |
| Area        | Edmonton          |
| Subdivision | Michaels Park     |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6K 4A2           |



**Exterior**

|              |              |
|--------------|--------------|
| Exterior     | Brick, Metal |
| Construction | Brick, Metal |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 159                 |
| Zoning         | Zone 29             |

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Listing information last updated on August 5th, 2025 at 5:17am MDT