

## \$700,000 - 12758 Fort Road, Edmonton

MLS® #E4445548

**\$700,000**

0 Bedroom, 0.00 Bathroom,

Retail on 0.00 Acres

Belvedere, Edmonton, AB

Prime Commercial Opportunity! Located in a developing area with new infrastructure and residential growth. This versatile high exposure property offers endless potential for business owners and investors alike. It's currently set up as a 2 storey mixed use building with a retail store with washrooms on the main & a reception area, individual treatment rooms, washroom w/shower & staff room upstairs. It can easily be converted to suit a variety of business types, including service, office spaces, or transformed to suit your unique vision. It has convenient on-site parking, and is accessible from major roads and public transportation, enhancing its appeal for a wide range of businesses. With the surrounding area undergoing revitalization and growth, this commercial property provides an excellent opportunity for future development or expansion.

Built in 1953

### Essential Information

MLS® #	E4445548
Price	\$700,000
Bathrooms	0.00
Acres	0.00
Year Built	1953
Type	Retail



Status                      Active

**Community Information**

Address                    12758 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              July 3rd, 2025  
Days on Market        8  
Zoning                    Zone 02

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