

Courtesy Of Errol J Scott Of Exp Realty

# \$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 | 170                |
| 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 24th, 2025 at 7:02am MDT