

## \$595,000 - 8656 118 Avenue, Edmonton

MLS® #E4448334

**\$595,000**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

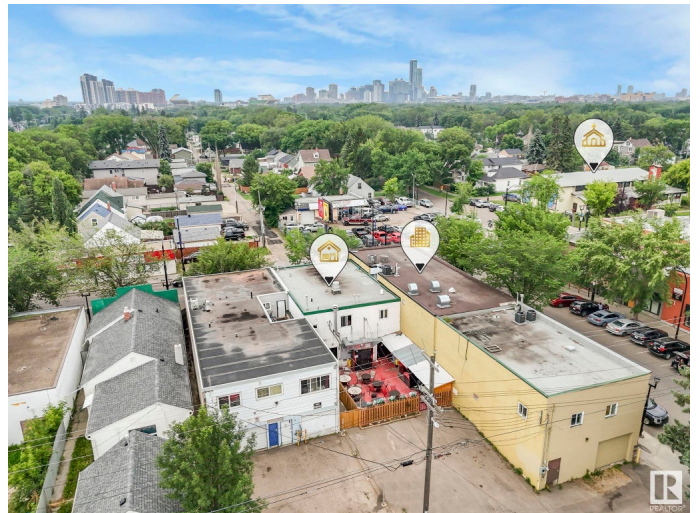
Eastwood, Edmonton, AB

Prime Mixed-Use Building on High-Exposure 118 Avenue! Welcome to 8956 118 Avenue, a fully leased mixed-use commercial/residential property offering exceptional investment value in a high-traffic location. Zoned CB2, this well-maintained building features a popular main-floor family restaurant (1,419 sqft) & two upper-level residential apartments totaling 1,465 sqft. Originally built in 1949, the property has seen several key upgrades over the years, including windows, roof, exterior finishings, and boiler system, providing peace of mind & reduced maintenance. ? Current Gross Income: \$5,000/month ? Cap Rate: ~7% Whether you're looking to expand your investment portfolio or own a piece of 118 Ave with excellent visibility & stable income, this property is a must-see. ? Outstanding exposure with direct access to major corridors and public transit. Donâ€™t miss this rare opportunity to own a versatile revenue-generating property in a rapidly evolving commercial corridor.

Built in 1949

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4448334  |
| Price     | \$595,000 |
| Bathrooms | 0.00      |



|            |                         |
|------------|-------------------------|
| Acres      | 0.00                    |
| Year Built | 1949                    |
| Type       | Multi-Family Commercial |
| Status     | Active                  |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8656 118 Avenue |
| Area        | Edmonton        |
| Subdivision | Eastwood        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5B 0S8         |

### Exterior

|              |                 |
|--------------|-----------------|
| Exterior     | Concrete, Mixed |
| Construction | Concrete, Mixed |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 21              |
| Zoning         | Zone 05         |

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Listing information last updated on August 7th, 2025 at 11:02am MDT