

\$1,289,000 - 7727 & 7729 85 Street, Edmonton

MLS® #E4459042

\$1,289,000

0 Bedroom, 0.00 Bathroom,
Business with Property on 0.00 Acres

King Edward Park, Edmonton, AB

A rare find in a highly visible and convenient King Edward Park location! This free-standing building offers approximately 3,500 sq. ft. in total space, featuring a well-established 2,500 sq. ft. Korean BBQ restaurant on the main floor and a newly renovated 1,000+ sq. ft. office or studio on the second floor. The property sits on a 3,600 sq. ft. lot with plenty of free parking available. Well-maintained and upgraded in recent years, both the restaurant and the studio are move-in ready. The spaces can be combined for one operation or leased separately, giving flexibility for multiple uses. This is a perfect opportunity for investors looking to generate rental income, or for an owner-operator who wants to run their own restaurant while avoiding rental costs. Surrounded by established businesses and set in a thriving community, this property offers versatility, stability, and excellent long-term potential. Opportunities like this are truly hard to come by!

Built in 1973

Essential Information

MLS® #	E4459042
Price	\$1,289,000
Bathrooms	0.00
Acres	0.00



Year Built	1973
Type	Business with Property
Status	Active

Community Information

Address	7727 & 7729 85 Street
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3B4

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	September 23rd, 2025
Days on Market	11
Zoning	Zone 17

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 October 4th, 2025 at 1:02pm MDT