

# \$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% ? Pro Forma Available Upon Request. 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	2
Zoning	Zone 05

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Listing information last updated on July 19th, 2025 at 4:47am MDT