

\$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 105
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 October 16th, 2025 at 7:02am MDT