

## \$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         92  
Zoning                     Zone 02

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Listing information last updated on October 3rd, 2025 at 7:02am MDT