



Prime Commercial Space

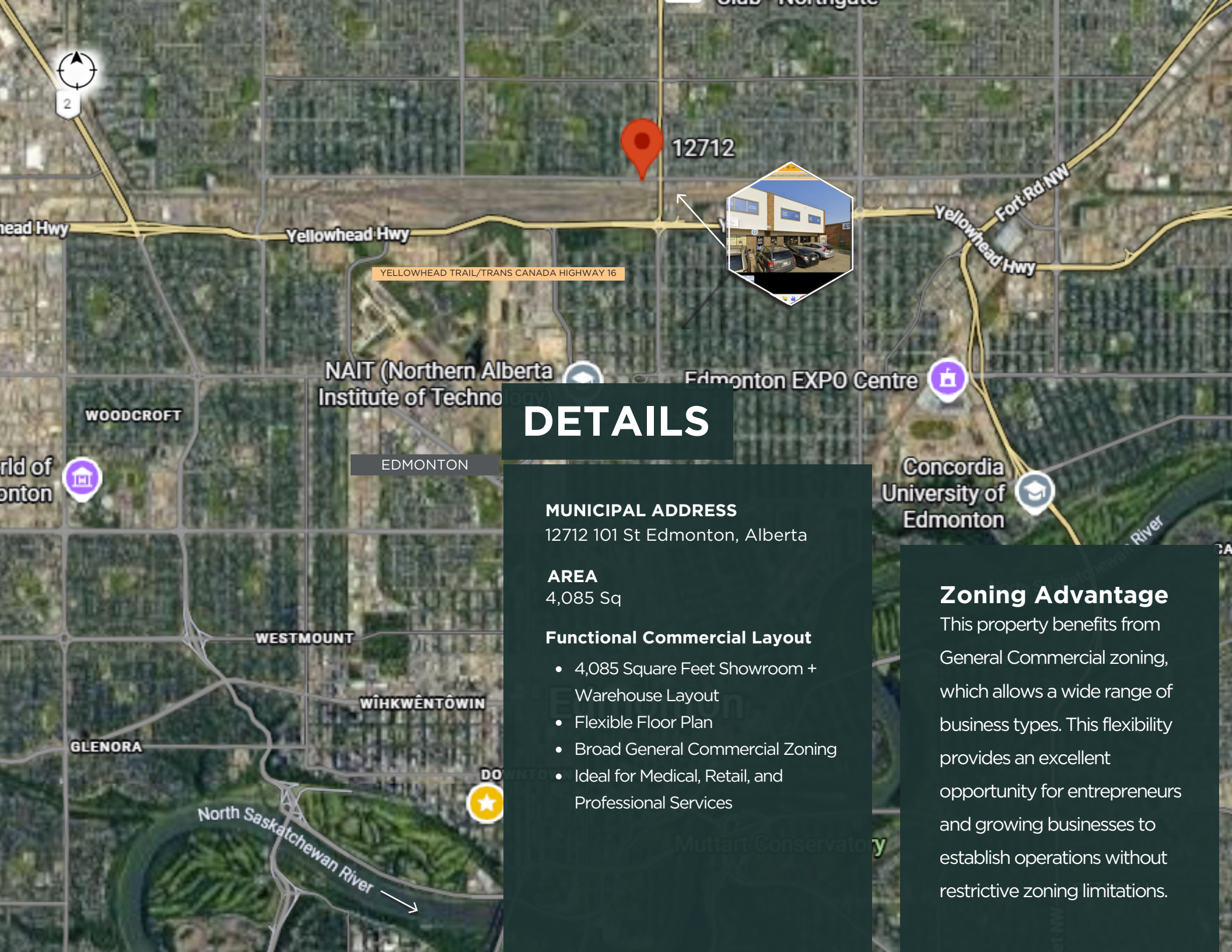
FLEXIBLE WAREHOUSE LEASING OPPORTUNITY

4,085 Sq 12712 101 St Edmonton, Alberta

A versatile commercial unit designed for retail, medical, professional, and service-based businesses.

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12712



DETAILS

MUNICIPAL ADDRESS

12712 101 St Edmonton, Alberta

AREA

4,085 Sq

Functional Commercial Layout

- 4,085 Square Feet Showroom + Warehouse Layout
- Flexible Floor Plan
- Broad General Commercial Zoning
- Ideal for Medical, Retail, and Professional Services

Zoning Advantage

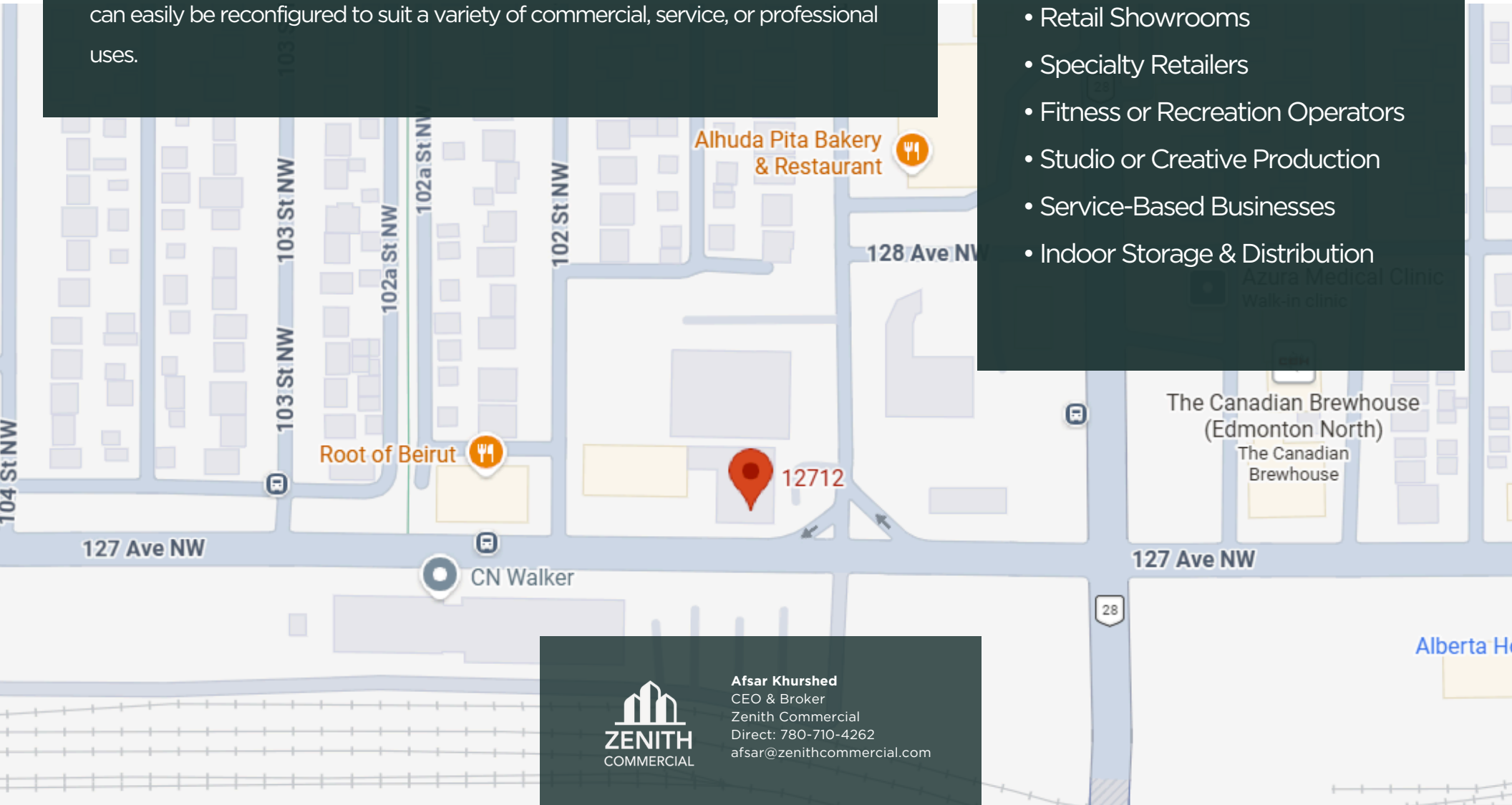
This property benefits from General Commercial zoning, which allows a wide range of business types. This flexibility provides an excellent opportunity for entrepreneurs and growing businesses to establish operations without restrictive zoning limitations.

Flexible Commercial Space Designed for Growth

Position your business in a 4,085 square foot commercial unit that blends customer-facing showroom space with functional warehouse and operational areas. The current layout supports a retail showroom and warehouse configuration, offering both visibility and functionality within a single footprint. However, the space can easily be reconfigured to suit a variety of commercial, service, or professional uses.

Ideal For:

- Medical Clinics
- Dental Practices
- Physiotherapy & Wellness Clinics
- Professional Offices
- Retail Showrooms
- Specialty Retailers
- Fitness or Recreation Operators
- Studio or Creative Production
- Service-Based Businesses
- Indoor Storage & Distribution



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