

# \$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 | 36                   |
| Zoning         | Zone 17              |

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Listing information last updated on October 29th, 2025 at 7:47am MDT