

## \$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	8
Zoning	Zone 17

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Listing information last updated on October 1st, 2025 at 12:47pm MDT