

# \$1,330,000 - 10919 97 St Nw Nw, Edmonton

MLS® #E4351089

**\$1,330,000**

Bedroom, Bathroom, 4,580 sqft

Multi-Family Commercial on 0.00 Acres

McCauley, Edmonton, AB

Exceptional Investment Opportunity! Discover the epitome of versatility and potential in this mixed-use commercial building with 4 residential units! Cheaper to buy than build, this contemporary property that offers a strategic blend of commercial and residential spaces. The main floor boasts a commercial retail area, an office bay, and convenient bathrooms. With common corridors and separate entrances, the flexibility of this space knows no bounds. One side of the building is perfect for retail endeavor or a barbershop, while the other side features a fully equipped commercial kitchen with take-out/pick-up windows, an ideal setup for aspiring restaurateurs. The east side of the building has its own private gated parking stalls for tenants and customers.

Built in 2018

## Essential Information

MLS® #	E4351089
Price	\$1,330,000
Square Footage	4,580
Acres	0.00
Year Built	2018
Type	Multi-Family Commercial

## Community Information



Address	10919 97 St Nw Nw
Area	Edmonton
Subdivision	Mccauley
City	Edmonton
Province	AB
Postal Code	T5H 2M7

### **Amenities**

Parking Spaces	4
----------------	---

### **Interior**

# of Stories	3
--------------	---

### **Exterior**

Construction	Wood Frame
--------------	------------

### **Additional Information**

Date Listed	July 21st, 2023
-------------	-----------------

Zoning	DC1
--------	-----

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 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 May 15th, 2024 at 7:16am MDT