

# \$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 |
|--------|-----|

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Listing information last updated on May 19th, 2024 at 3:01am MDT