

## **\$728,800 - 10611 97 Street, Edmonton**

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MLS® #E4448956

**\$728,800**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Mccauley, Edmonton, AB

Investor Alert! Prime Mixed-Use opportunity in City Centre! Solid 4,500 sq. ft freestanding 2-story commercial building ideally located along busy 97 Street. The main floor features two high-exposure retail units, while the upper level offers two spacious 3-bedroom residential suites- each with a separate entrance. The full basement includes additional office spaces and a washroom, offering excellent potential for extra income or flexible use. Perfect for owner-users or investors looking for steady cash flow in a high-traffic location!



Built in 1981

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4448956  |
| Price      | \$728,800 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 1981      |
| Type       | Retail    |
| Status     | Active    |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 10611 97 Street |
| Area        | Edmonton        |
| Subdivision | Mccauley        |

|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5H 2L5  |

**Exterior**

|              |       |
|--------------|-------|
| Exterior     | Block |
| Construction | Block |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 13         |

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Listing information last updated on August 4th, 2025 at 4:17am MDT