

## \$564,800 - 10653 97 Street, Edmonton

MLS® #E4380585

**\$564,800**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

McCauley, Edmonton, AB

This free-standing commercial property presents an exciting prospect for the astute investor. Situated in the bustling Chinatown area on a prominent high-traffic thoroughfare, this location ensures maximum visibility and easy accessibility, creating a prime spot for a variety of business endeavours. Spanning 2150 square feet of newer concrete construction with a newer roof, this building's high ceilings and air-conditioning system offer a comfortable and flexible space. It is currently divided into two distinct rental units, each with separate entrances and addresses, it allows for diversification of rental income or the possibility of a multi-faceted business operation. Zoning for this property is suitable for a multitude of uses including retail, professional offices, food services, and personal services. Step into the future of your portfolio with this exceptional property.

Built in 1990

### Essential Information

MLS® #	E4380585
Price	\$564,800
Bathrooms	0.00
Acres	0.00
Year Built	1990
Type	Retail



Status                      Active

**Community Information**

Address                    10653 97 Street  
Area                        Edmonton  
Subdivision               Mccauley  
City                        Edmonton  
County                    ALBERTA  
Province                  AB  
Postal Code               T5H 2L7

**Exterior**

Exterior                   Block  
Construction              Block

**Additional Information**

Date Listed                April 4th, 2024  
Days on Market            387  
Zoning                      Zone 13

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