

# **\$1,369,000 - 11019,21,23 107 Avenue, Edmonton**

MLS® #E4429236

**\$1,369,000**

0 Bedroom, 0.00 Bathroom,

Retail on 0.00 Acres

Queen Mary Park, Edmonton, AB

Absolutely stunning opportunity to own this commercial and residential mix building, Completely Renovated from top to bottom ! over 4300sf of total space inc basement , updated plumbing & electrical systems ! new water-proof exterior stucco, new flooring, fully leased out , great tenant mix, EXCELLENT return on your investment, MAIN floor has a BRANDED restaurant franchise and a long term community CONVENIENCE store , UPPER floor has 2 residential suites: 1st one has 3 bedrooms, kitchen, full bath , 2nd suite has 2 bedrooms, kitchen and bath , basement has option for laundry, utility area, one hot water tank & furnace, 4 ton roof top unit, and lot of storage area . THIS property sits on a busy street with a lot of street exposure. do not approach owner/tenants directly. THERE IS a plenty of parking for the customers.

Built in 1945

## **Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | E4429236    |
| Price      | \$1,369,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1945        |
| Type       | Retail      |
| Status     | Active      |



## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 11019,21,23 107 Avenue |
| Area        | Edmonton               |
| Subdivision | Queen Mary Park        |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5H 0X6                |

## Exterior

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 08         |

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Listing information last updated on April 27th, 2025 at 4:47pm MDT