

# **\$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	31
Zoning	Zone 13

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Listing information last updated on August 18th, 2025 at 4:17am MDT