

\$728,800 - 10611 97 Street, Edmonton

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	14
Zoning	Zone 13

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Listing information last updated on August 1st, 2025 at 4:17am MDT