

MODERN MIXED-USE PROPERTY

CONSTRUCTED IN 2023

FOR SALE
**FORMER ITALIAN BAKERY
BUILDING & LOTS**

10644 - 97 Street NW
Edmonton, AB



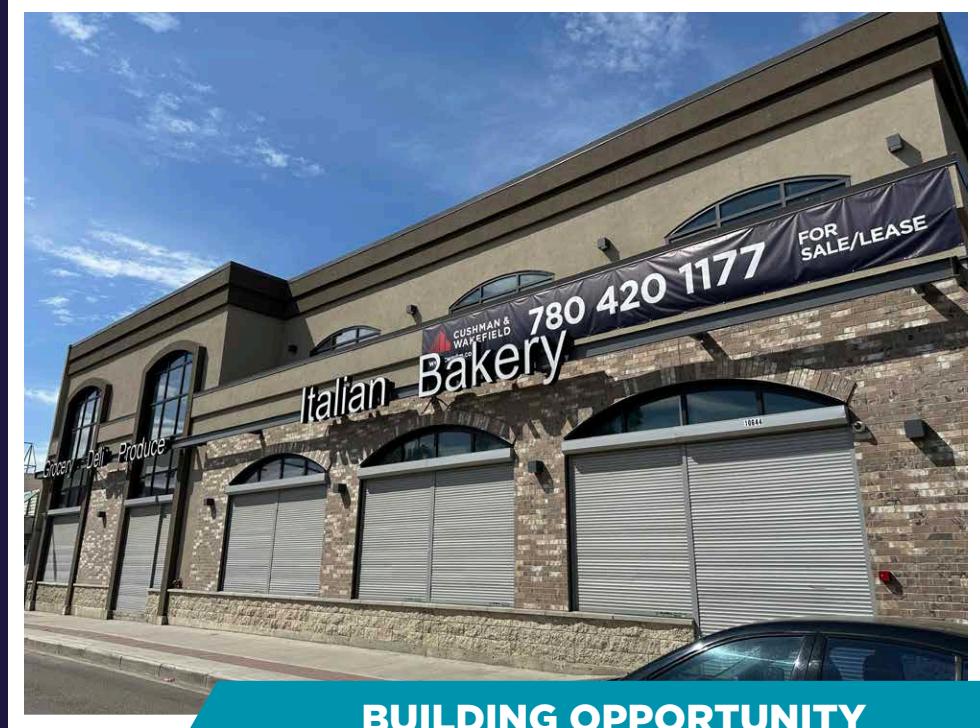
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PROPERTY HIGHLIGHTS

This newly constructed two-story building offers a prime opportunity for investors and business owners alike. Located in the heart of McCauley, Edmonton, this property features a contemporary steel and block construction, ensuring durability and longevity. With a total building size of 11,269 square feet, it provides a versatile space that combines commercial and residential components. The main floor spans 7,829 square feet, designed for commercial use with excellent visibility and signage on both the east and north façades. The second floor, measuring 3,440 square feet, includes a three-bedroom residential suite and an office area, offering additional flexibility for potential buyers.



BUILDING OPPORTUNITY

PROPERTY DETAILS

- Purchase opportunity for a unique operator.
- Centrally located opportunity
- Area (1 Km Radius) Retail Vacancy at less than 2%
- Long standing area businesses include: The Brick, Lucky Supermarket, 97 Hot Pot, Hong Kong Bakery, Golden Bird Restaurant, Lee House and many others

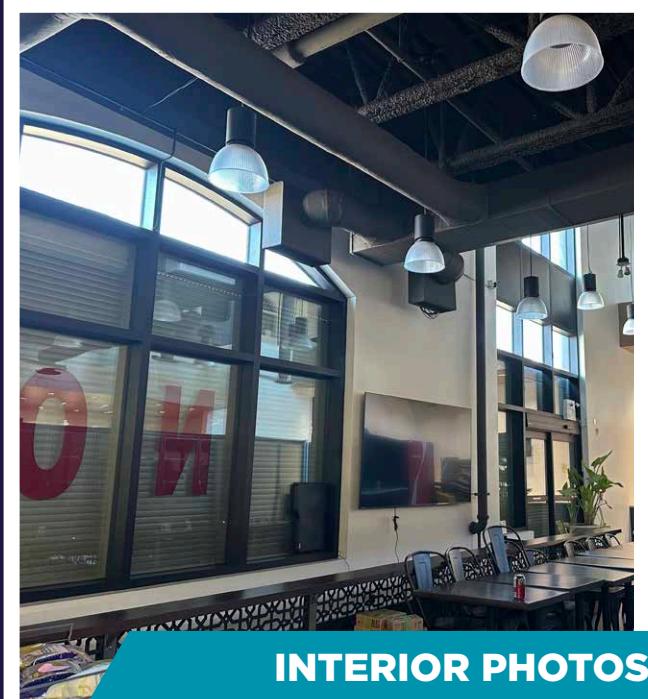
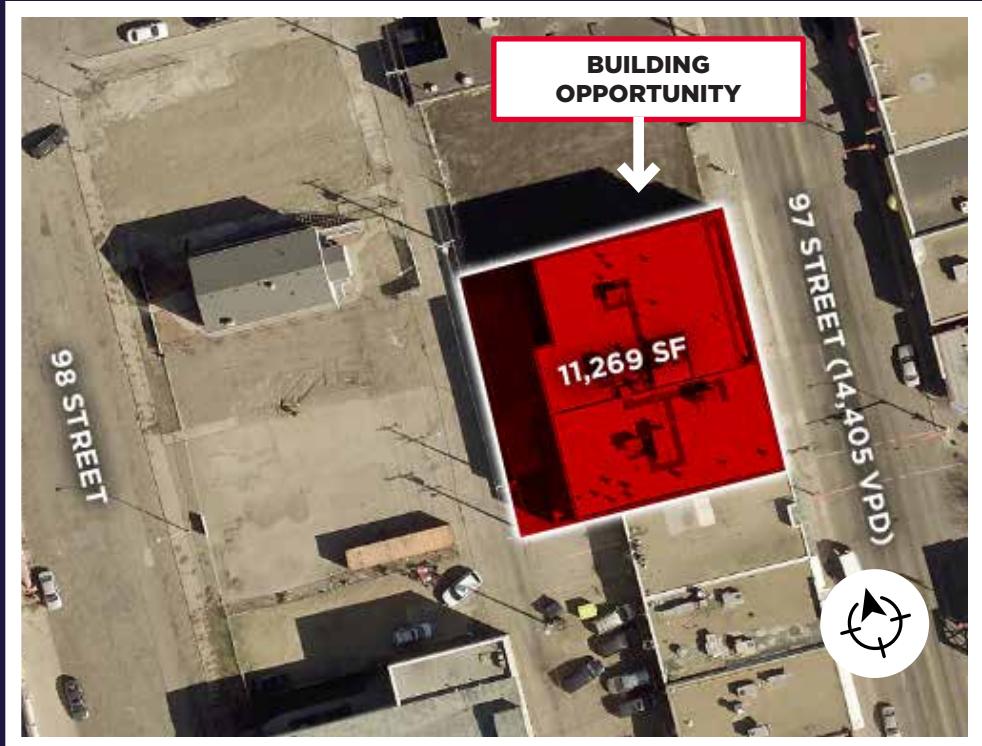


SALE DETAILS

FOR SALE

Building Details:

Building Area:	Main Floor: 7,829 SF Second Floor: 3,440 SF Total: 11,269 SF
Municipal Address:	10644 - 97 Street NW
Legal Description:	Plan NA, Block 12, Lot 10-12
Land Area:	9,812 SF
Property Taxes	\$81,828.45 (2024)
Assessed Value:	\$2,867,000.00 (2024)
Zoning:	MU - Mixed Use
Year Constructed:	2023
Construction Type:	Steel and Concrete
Listing Price:	\$2,300,000



INTERIOR PHOTOS

AERIAL VIEW

