

FOR SALE

FORMER ITALIAN BAKERY BUILDING & LOTS

MODERN MIXED-USE PROPERTY

CONSTRUCTED IN 2023

10644 - 97 Street NW
Edmonton, AB



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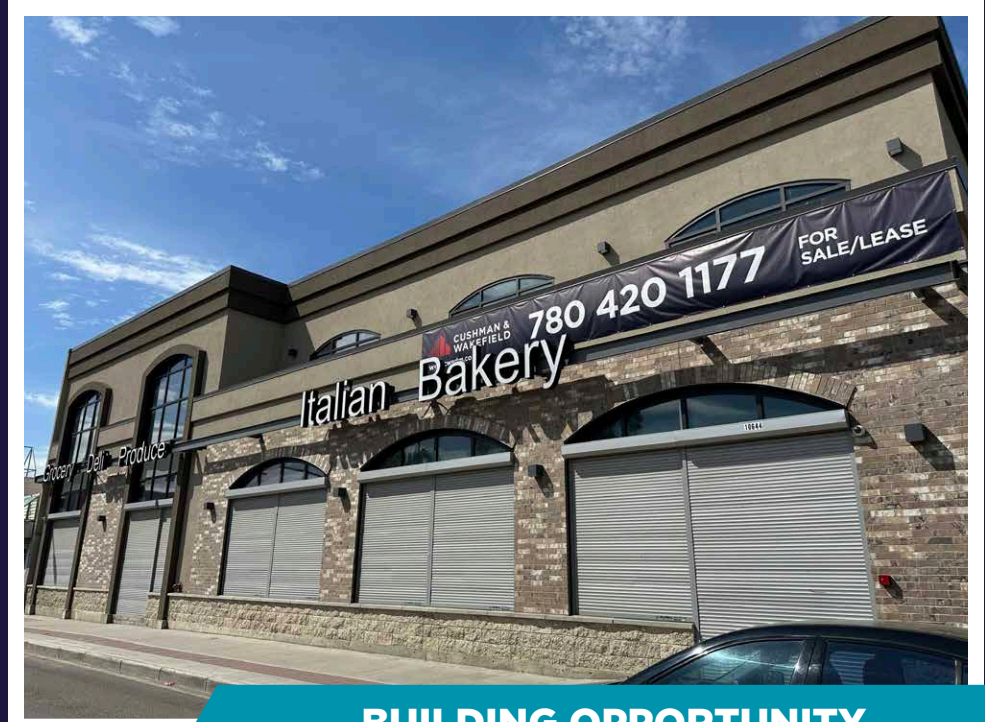
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PROPERTY HIGHLIGHTS

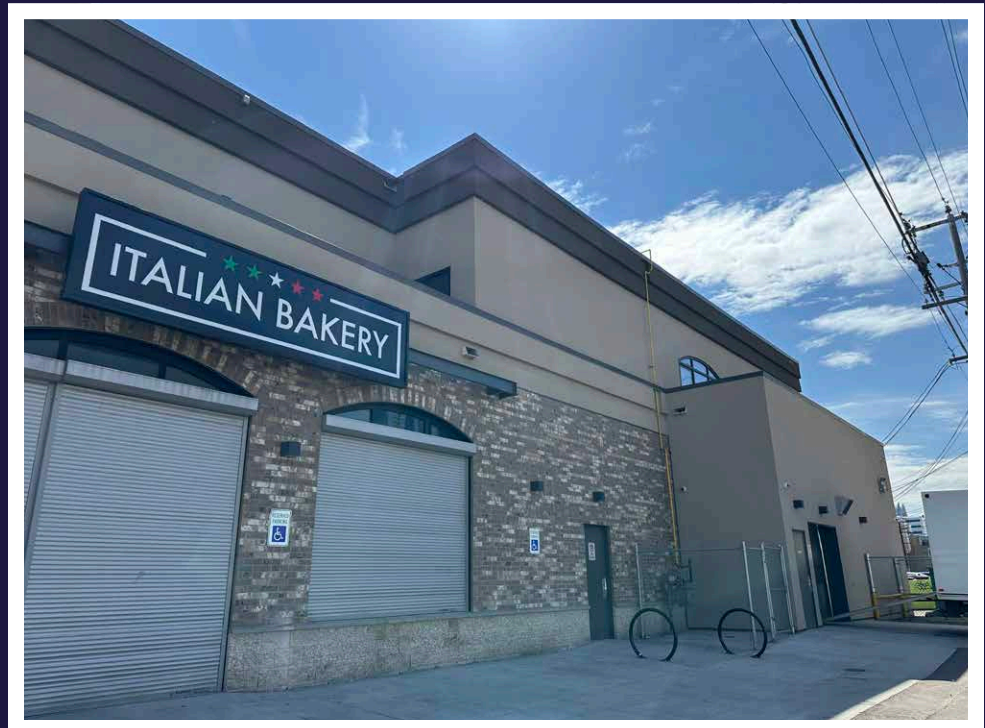
This newly constructed two-story building offers a prime opportunity for investors and business owners alike. Located in the heart of McCauley, Edmonton, this property features a contemporary steel and block construction, ensuring durability and longevity. With a total building size of 11,269 square 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.

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



BUILDING OPPORTUNITY

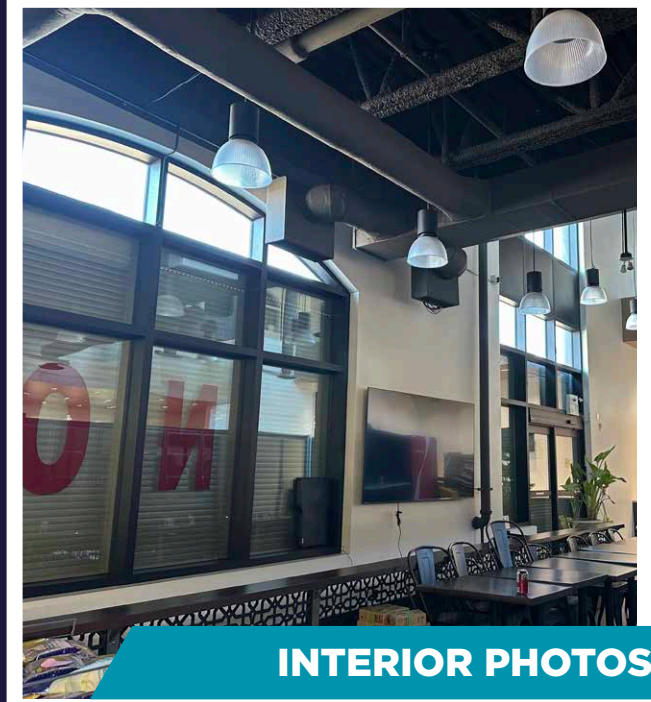
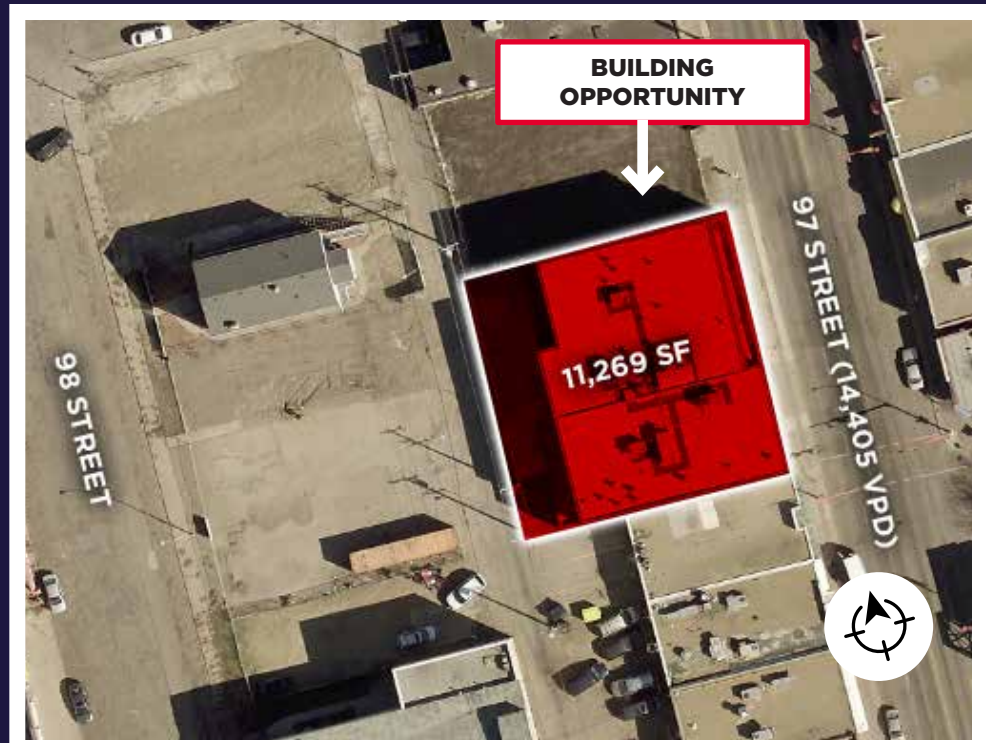


SALE DETAILS

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



12,511
POPULATION
Within 1 KM



\$72,423
AVG. INCOME
Within 1 KM



6,537
HOUSEHOLDS
Within 1 KM

98,302
POPULATION
Within 3 KM

\$ 93,689
AVG. INCOME
Within 3 KM

51,926
HOUSEHOLDS
Within 3 KM

218,032
POPULATION
Within 5 KM

\$104,104
AVG. INCOME
Within 5 KM

104,697
HOUSEHOLDS
Within 5 KM

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