

FOR SALE/LEASE

# FORMER ITALIAN BAKERY BUILDING & LOTS

**MODERN MIXED-USE PROPERTY**

**CONSTRUCTED IN 2023**

10644 - 97 Street NW  
10643/45/51 - 98 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

- Leasing/Purchase opportunity for a unique operator.
- Both opportunities centrally located
- Adjacent Vacant Lot poised for redevelopment
- Vacant Lot can be utilized for customer parking (Approximately 27 Vehicles)
- 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

## VACANT LOT OPPORTUNITY



# SALE DETAILS

## FOR SALE

### Vacant Lot Details:

**Total Lot Area:** 9,973 SF (3,324 SF each)

**Price:** Contact Agent

**Municipal Address:** 10643/45/51 - 98 Street

**Legal Description:** Plan NA, Block 12, Lot 19-21

**Property Taxes:** Lot 19/20/21: \$10,268.67

**Assessed Value:** Lot 19/20/21: \$583,000.00

**Zoning:** MU - Mixed Use Zone

## FOR SALE/LEASE

### 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

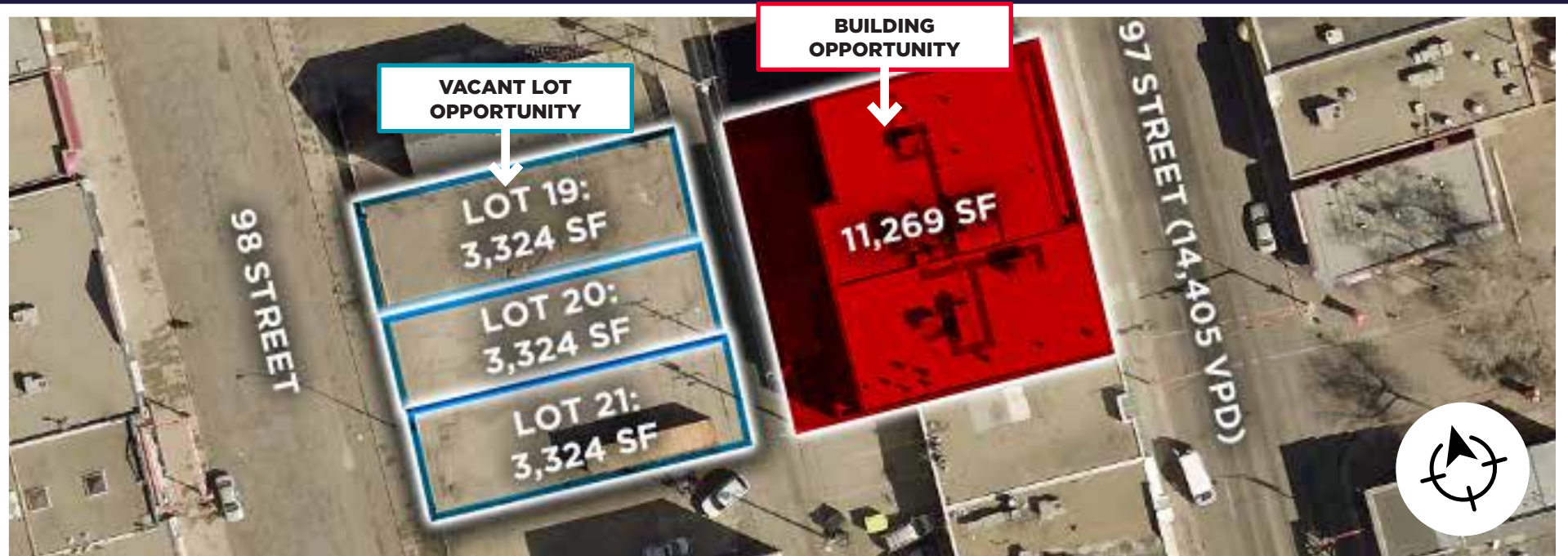
**Property Taxes:** \$81,828.45 (2024)

**Assessed Value:** \$2,867,000.00 (2024)

**Zoning:** MU - Mixed Use

**Year Constructed:** 2023

**Construction Type:** Steel and Concrete

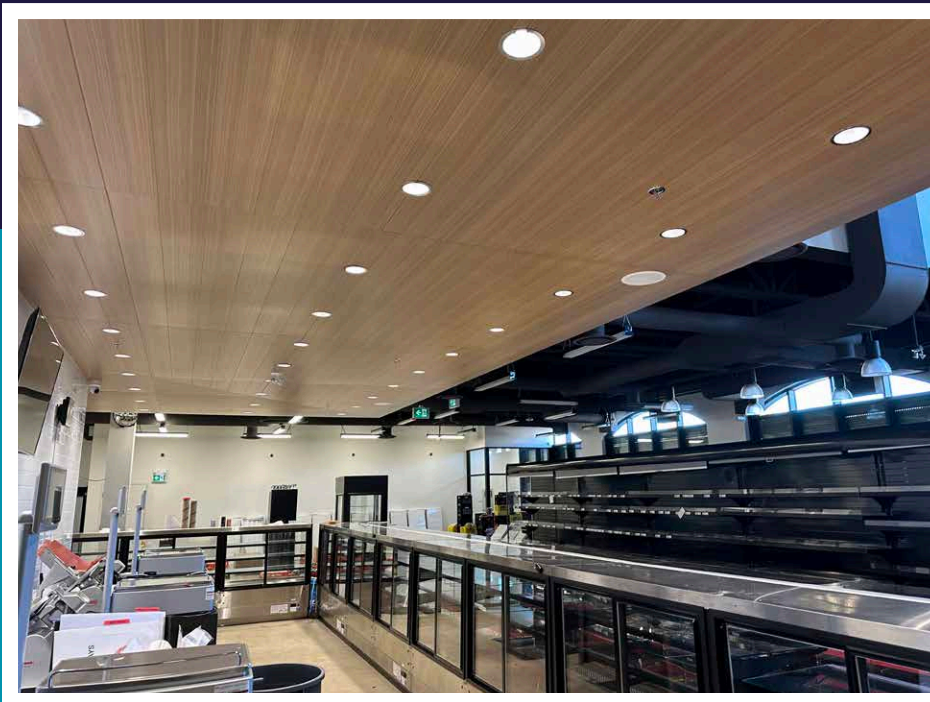
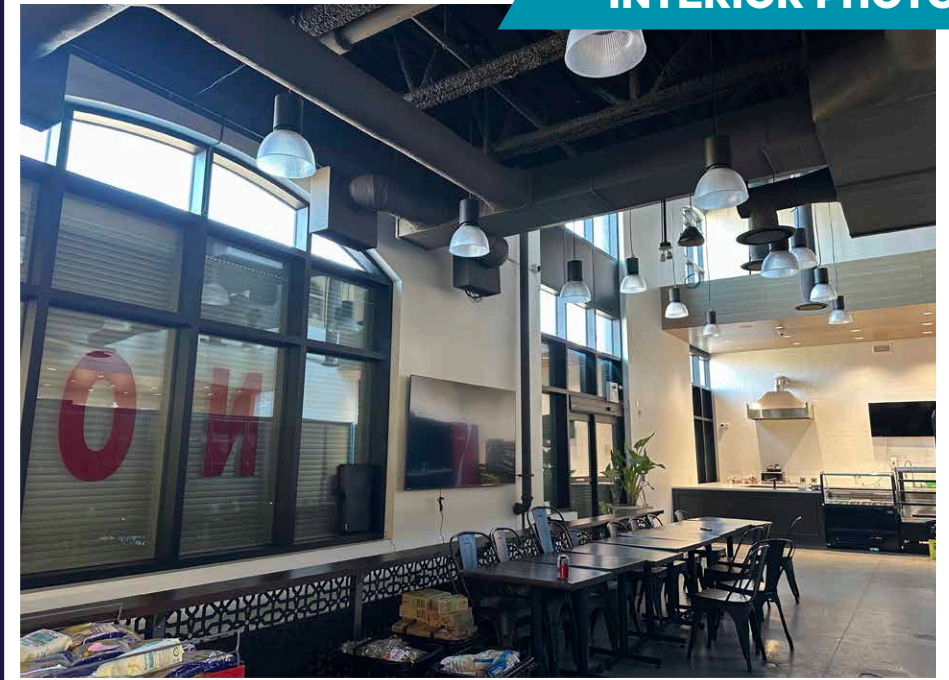




# LEASE DETAILS

<b>Main Floor</b>	7,829 SF
<b>Second Floor</b>	3,440 SF
<b>Lease Rate:</b>	Market
<b>Additional Rent:</b>	\$16.51 /SF (2025)
<b>Zoning</b>	MU - Mixed Use Zone
<b>Available:</b>	Immediately
<b>Signage:</b>	Fascia
<b>Utilities:</b>	Metered Separately
<b>Parking:</b>	Rear Vacant Lots

## INTERIOR PHOTOS





# AERIAL VIEW



EPCOR TOWER

ROGERS PLACE / ICE DISTRICT

MACEWAN UNIVERSITY

CITY HALL

FUTURE REDEVELOPMENT LAND



THE SWITCH/STATION LANDS REDEVELOPMENT

AVENUE REDEVELOPMENT

105 AVENUE

101 STREET (21,930 VDP)

The BRICK

SITE

VACANT LOT

106 AVENUE

99 STREET

98 STREET

97 STREET (14,405 VDP)

107 AVENUE (17,668 VDP)





# DEMOGRAPHICS



## POPULATION

<b>1KM</b>	<b>3KM</b>	<b>5KM</b>
12,511	98,302	218,032



## AVERAGE INCOME

<b>1KM</b>	<b>3KM</b>	<b>5KM</b>
\$72,423	\$93,689	\$104,104



## HOUSEHOLD

<b>1KM</b>	<b>3KM</b>	<b>5KM</b>
6,537	51,926	104,697



## VEHICLES PER DAY (2023)

97 Street: 14,405	107A Ave: 17,668
101 Street: 21,930	106 Ave: 5,375

