

# \$569,800 - 10653 97 Street, Edmonton

MLS® #E4380585

**\$569,800**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Mccauley, Edmonton, AB

This free-standing commercial property presents an exciting prospect for the astute investor. Situated in the bustling Chinatown area on a prominent high-traffic thoroughfare, this location ensures maximum visibility and easy accessibility, creating a prime spot for a variety of business endeavours. Spanning 2150 square feet of newer concrete construction with a newer roof, this building's high ceilings and air-conditioning system offer a comfortable and flexible space. It is currently divided into two distinct rental units, each with separate entrances and addresses, it allows for diversification of rental income or the possibility of a multi-faceted business operation. Zoning for this property is suitable for a multitude of uses including retail, professional offices, food services, and personal services. Step into the future of your portfolio with this exceptional property.

Built in 1990

## Essential Information

MLS® #	E4380585
Price	\$569,800
Bathrooms	0.00
Acres	0.00
Year Built	1990
Type	Retail



Status Active

### Community Information

Address 10653 97 Street  
Area Edmonton  
Subdivision Mccauley  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5H 2L7

### Exterior

Exterior Block  
Construction Block

### Additional Information

Date Listed April 4th, 2024  
Days on Market 373  
Zoning Zone 13

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 11th, 2025 at 11:47pm MDT