

\$1,499,999 - 9650 105a Avenue, Edmonton

MLS® #E4422669

\$1,499,999

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

McCauley, Edmonton, AB

Opportunity knocking! Excellent Investment Opportunity with Strong Tenants in Place! This 10,178+/- SF building located in the McCauley neighbourhood of Edmonton on a .30+/- acre lot. This building is fully tenanted with two industrial bays and a hair Saloon on the second floor. Well-established tenants ensure consistent rental income. New current zoning (DC1 - DC1 - Direct Development Control Provision), in place with great potential for redevelopment opportunities. The building's convenient access to Edmonton's Core- within walking distance of various amenities including the Pacific Centre, 97th Street, Rogers Place, and City Centre Mall.

Built in 1981

Essential Information

| | |
|------------|-------------|
| MLS® # | E4422669 |
| Price | \$1,499,999 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1981 |
| Type | Industrial |
| Status | Active |

Community Information

Address 9650 105a Avenue



| | |
|-------------|----------|
| Area | Edmonton |
| Subdivision | Mccauley |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5H 0M4 |

Exterior

| | |
|--------------|--------------|
| Exterior | Block, Brick |
| Construction | Block, Brick |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 24th, 2025 |
| Days on Market | 65 |
| 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 30th, 2025 at 4:32am MDT