

## **\$699,999 - 10613 97 Street, Edmonton**

---

MLS® #E4413388

**\$699,999**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

Mccauley, Edmonton, AB

Great investment opportunity! Solid 2 Storey mixed use commercial building sitting on a 33x100 ft lot zoned CB1 in the heart of Chinatown with very high exposure to 97street traffic. Main level is operating as restaurant with well equipped kitchen and dining room, upper level has a 2 bedroom & a 1 bedroom suite, all with separate entrance, full basement with rough-in for walk-in cooler and freezer, plenty of room for office and storage, chain link fenced in the back for secured parking. After 29 Years in business owner wants to retire. Ideal for someone who is looking to start a business or investor who is looking for revenue properties!

Built in 1954

### **Essential Information**

|            |                        |
|------------|------------------------|
| MLS® #     | E4413388               |
| Price      | \$699,999              |
| Bathrooms  | 0.00                   |
| Acres      | 0.00                   |
| Year Built | 1954                   |
| Type       | Business with Property |
| Status     | Active                 |

### **Community Information**

|         |                 |
|---------|-----------------|
| Address | 10613 97 Street |
|---------|-----------------|



|             |          |
|-------------|----------|
| Area        | Edmonton |
| Subdivision | Mccauley |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5H 2L5  |

### **Exterior**

|              |       |
|--------------|-------|
| Exterior     | Block |
| Construction | Block |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 12th, 2024 |
| Days on Market | 167                 |
| 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 28th, 2025 at 7:17am MDT