

## \$509,900 - 10538 97 Street, Edmonton

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MLS® #E4449997

**\$509,900**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Mccauley, Edmonton, AB

Excellent investment opportunity with over 6% cap rate. Solid 2,600 sq.ft. mixed-use 2-storey commercial building ideally located on high-traffic 97 Street, offering prime visibility and steady income. The main floor features a high-exposure retail unit, while the upper level is accessed by a separate entrance is currently leased as a 2-bedroom residential suite, with potential to convert back to commercial use. Additional features include chain-linked fence secured parking at the rear of the building. A turnkey revenue property perfect for investors seeking solid returns and long-term value.



Built in 1976

### Essential Information

MLS® #	E4449997
Price	\$509,900
Bathrooms	0.00
Acres	0.00
Year Built	1976
Type	Retail
Status	Active

### Community Information

Address	10538 97 Street
Area	Edmonton

Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 2L2

### Exterior

Exterior	Block
Construction	Block

### Additional Information

Date Listed	July 27th, 2025
Days on Market	4
Zoning	Zone 13

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Listing information last updated on July 31st, 2025 at 1:48pm MDT