

## \$880,000 - 10809 95 Street, Edmonton

MLS® #E4461298

**\$880,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Mccauley, Edmonton, AB

This is a rare investment property in the heart of LITTLE ITALY! 2 storey solid building with full height basement. 2000 sqft on each floor. Secure parking lot with a fence gate at the back of the building. Main floor is vacant now with potential for operate DAY CARE, PIZZA & DONAIR and any kind of RETAIL business. Upper floor provides 4 bachelor suites. Two of them have HUGE BALCONY. Basement has 6 MUSIC STUDIOS with long term tenants. There are rooms to increase the rent. Newer sprinkler system installed for the basement. 3 SEPARATE power meters. Walking distance to all SHOPPING, PARK, SCHOOL, PUBLIC TRANSIT and close to all amenities. Good income and CASH FLOW. Don't miss it !!!

Built in 1970

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461298  |
| Price      | \$880,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 1970      |
| Type       | Retail    |
| Status     | Active    |

### Community Information

|         |                 |
|---------|-----------------|
| Address | 10809 95 Street |
|---------|-----------------|



|             |          |
|-------------|----------|
| Area        | Edmonton |
| Subdivision | Mccauley |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5H 2E2  |

### **Exterior**

|              |          |
|--------------|----------|
| Exterior     | Concrete |
| Construction | Concrete |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 13                |
| Zoning         | Zone 13           |

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Listing information last updated on October 21st, 2025 at 12:17pm MDT