

## **\$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	264
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 August 3rd, 2025 at 12:02pm MDT