

\$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	113
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 June 16th, 2025 at 11:32pm MDT