

## \$399,900 - 10867 97 Street, Edmonton

MLS® #E4452488

**\$399,900**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

McCauley, Edmonton, AB

Rare find! Great opportunity to own this multi-purpose free standing commercial building! Build your own equity for rental or owner operate. One and a half storey retail/office commercial building situated in the high traffic of 97 Street with only minutes to Downtown, Rogers Place & all amenities. Renovation done in year 2017 included new windows, floorings, painting, & a 2 storey component at rear. Main floor 1500 square feet is currently operated as retail/flower shop. Upper floor boasts 460 square feet can be used as storage or convert it to a family room. PLUS Fully finished basement comes with bedroom, bathroom, kitchen, laundry & utility room. Parking at rear and front & side street parking. Uses include retails-doctor clinic-accountant-hair or nail salon-home base business, and more. Don't miss out on this!

Built in 1964

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452488  |
| Price      | \$399,900 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 1964      |
| Type       | Retail    |
| Status     | Active    |



**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 10867 97 Street |
| Area        | Edmonton        |
| Subdivision | Mccauley        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5H 2M6         |

**Exterior**

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 13           |

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Listing information last updated on August 17th, 2025 at 1:02am MDT