

## \$999,900 - 10732 96 Street, Edmonton

MLS® #E4414368

**\$999,900**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Mccauley, Edmonton, AB

OWN THE LAND, SUBSTANTAILLY RENOVATED BUILDING AND A PHENOMINAL REVENUE PRODUCING COMPLEX ALL IN ONE! BEST MAINTAINED ROOMING HOUSE IN ALL OF EDMONTON CURENTLY GENERATING NET PROFIT OF \$101,383.78 A YEAR! THIS IS THE TAJ MAHAL OF ROOMING HOMES! Located in Downtown Edmonton this property BOASTS 21 SUITES, 4 BATHROOMS (2 ON EACH FLOOR), COIN OPERATED LAUNDRY, FOB ENTRY and so much more! The lower level is currently used for storage along with office and workshop ALONG WITH IN-FLOOR HEATING IN THE BASEMENT. The average tenant has been long term (8 years on the average) and this property is in very good condition and managed professionally. Current gross revenue is \$141,720.00 and net profits which are\$ 101,383.78 an AMAZING CAP RATE OF JUST OVER 10%! NOW BOASTING NEW SHAW INTERNET, RENT ROLL TO INCREASE ON MARCH 01, 2025

Built in 1926

### Essential Information

MLS® #	E4414368
Price	\$999,900
Bathrooms	0.00



Acres	0.00
Year Built	1926
Type	Multi-Family Commercial
Status	Active

### Community Information

Address	10732 96 Street
Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 2J6

### Exterior

Exterior	Stucco, Wood Frame
Construction	Stucco, Wood Frame

### Additional Information

Date Listed	November 22nd, 2024
Days on Market	159
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 April 30th, 2025 at 8:47am MDT