

\$509,900 - 10538 97 Street, Edmonton

MLS® #E4449997

\$509,900

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Mccauley, Edmonton, AB

Excellent investment opportunity with over 6% cap rate. Solid 2,600 sq.ft. mixed-use 2-storey commercial building ideally located on high-traffic 97 Street, offering prime visibility and steady income. The main floor features a high-exposure retail unit, while the upper level—accessed by a separate entrance—is currently leased as a 2-bedroom residential suite, with potential to convert back to commercial use. Additional features include chain-linked fence secured parking at the rear of the building. A turnkey revenue property perfect for investors seeking solid returns and long-term value.



Built in 1976

Essential Information

MLS® #	E4449997
Price	\$509,900
Bathrooms	0.00
Acres	0.00
Year Built	1976
Type	Retail
Status	Active

Community Information

Address	10538 97 Street
Area	Edmonton

Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 2L2

Exterior

Exterior	Block
Construction	Block

Additional Information

Date Listed	July 27th, 2025
Days on Market	24
Zoning	Zone 13

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Listing information last updated on August 20th, 2025 at 3:47am MDT