

## \$464,800 - 10834 97 St Nw, Edmonton

MLS® #E4333548

**\$464,800**

Bedroom, Bathroom, 2,255 sqft  
Multi-Family Commercial on 0.00 Acres

Mccauley, Edmonton, AB

Approximate 2255 sq.ft. two storey mixed commercial building in Vietnam and China Town. Main floor retail currently rented for \$1,500.00 per month for last over 10 years. Four bedroom suite upstairs rented for \$600.00 per month (previous \$1,300.00), 1 bedroom suite in basement rented for \$500.00 per month. Triple detached garage with storage on top currently rented for \$800.00 month. Big lot approximately 6600 sq.ft., CB2 zone. Some upgrades in the last 5 years such as: new roof, laminate floor, tile, toilet, 2 new windows on second floor. Sellers quite motivated will look at offers.

Built in 1947

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | E4333548                |
| Price          | \$464,800               |
| Square Footage | 2,255                   |
| Acres          | 0.00                    |
| Year Built     | 1947                    |
| Type           | Multi-Family Commercial |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 10834 97 St Nw |
| Area        | Edmonton       |
| Subdivision | Mccauley       |



|             |          |
|-------------|----------|
| City        | Edmonton |
| Province    | AB       |
| Postal Code | T5H 2M3  |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

**Interior**

|              |   |
|--------------|---|
| # of Stories | 2 |
|--------------|---|

**Exterior**

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

**Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 26th, 2023 |
|-------------|------------------|

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Listing information last updated on May 18th, 2024 at 9:16pm MDT