



10611 97 Street Edmonton AB

\$780,000

Unique opportunity with substantial future potential! This iconic mixed-use building is centrally located in the heart of the city, offering unparalleled exposure. Meticulously constructed and owner-managed, it boasts: - Two retail spaces generating rental income, strategically positioned on the main floor facing 97 Street. - Two fully leased, spacious 3-bedroom suites on the second floor with separate entrances and parking. - Recently renovated basement currently rented out for additional income as storage. The owner is selling as part of a retirement plan. Parking is conveniently available around the building through the City of Edmonton, offering 15 minutes of free parking. Moreover, the government has implemented incentives for properties in Chinatown and is actively relocating the homeless population while also closing injection sites in the vicinity. This is an opportune moment to invest, given the ongoing revitalization of the surrounding areas.

Listing Presented By:



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