

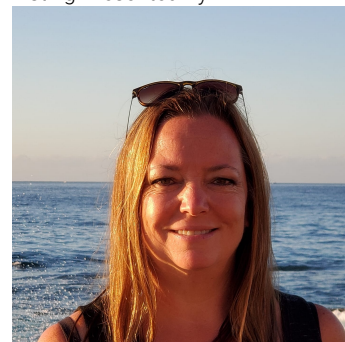


## 10613 97 Street Edmonton AB

\$699,999

Great investment opportunity! Solid 2 Storey mixed use commercial building sitting on a 33x100 ft lot zoned CB1 in the heart of Chinatown with very high exposure to 97street traffic. Main level is operating as restaurant with well equipped kitchen and dining room, upper level has a 2 bedroom & a 1 bedroom suite, all with separate entrance, full basement with rough-in for walk-in cooler and freezer, plenty of room for office and storage, chain link fenced in the back for secured parking. After 29 Years in business owner wants to retire. Ideal for someone who is looking to start a business or investor who is looking for revenue properties!

Listing Presented By:



Originally Listed by:  
Century 21 Masters

charlesho@century21.ca  
<https://charlesho.c21.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L 4P6

Phone: 780-995-SOLD (7653)  
[homes4u@corinneoneil.com](mailto:homes4u@corinneoneil.com)