



## 10653 97 Street Edmonton AB

\$579,800

This free-standing commercial property presents an exciting prospect for the astute investor. Situated in the bustling Chinatown area on a prominent high-traffic thoroughfare, this location ensures maximum visibility and easy accessibility, creating a prime spot for a variety of business endeavours. Spanning 2150 square feet of newer concrete construction with a newer roof, this building's high ceilings and air-conditioning system offer a comfortable and flexible space. It is currently divided into two distinct rental units, each with separate entrances and addresses, it allows for diversification of rental income or the possibility of a multi-faceted business operation. Zoning for this property is suitable for a multitude of uses including retail, professional offices, food services, and personal services. Step into the future of your portfolio with this exceptional property.

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

danhtranhung@aol.com

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)