

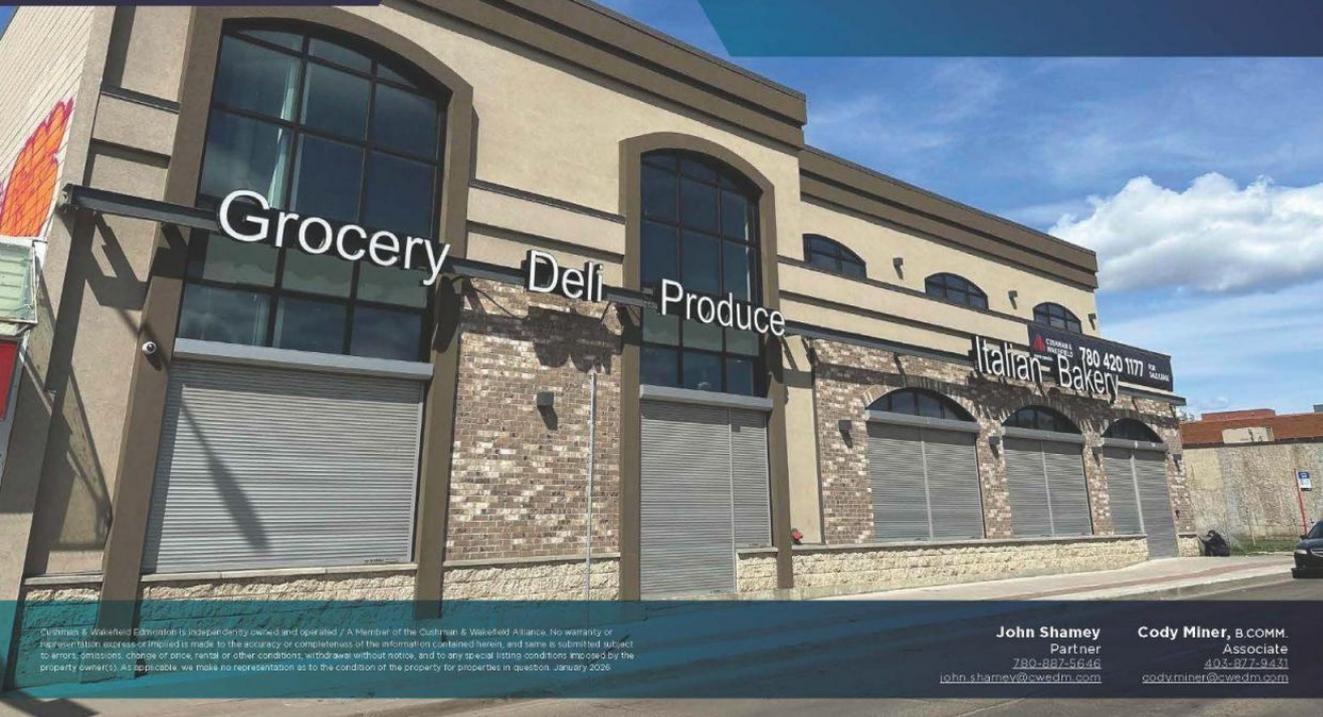
# FOR SALE

## FORMER ITALIAN BAKERY BUILDING & LOTS

10644 - 97 Street NW  
Edmonton, AB

MODERN MIXED-USE PROPERTY

CONSTRUCTED IN 2023



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## Edmonton Alberta

\$2,300,000

This newly constructed two-story building offers a prime opportunity for investors and business owners alike. Located in the heart of McCauley, Edmonton, the property features contemporary steel and block construction, ensuring durability and longevity. With a total building size of 11,269 square feet, it provides a versatile layout that combines both commercial and residential components. The main floor spans 7,829 square feet and is designed for commercial use, offering excellent visibility and signage exposure on both the east and north facades. The second floor, measuring 3,440 square feet, includes a three-bedroom residential suite along with an office area, providing additional flexibility for potential buyers. (id:6769)

Listing Presented By:



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**REMAX Elite**

**REMAX ELITE**

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