



## 9331 111 Avenue Edmonton AB

\$350,000

With over 7,000 sf on 2 levels this property has great potential for the right buyer! The inside of the property is damaged, there have been no utilities on for a while now. The main floor is about 4160 sq ft and has 10' ceilings. It is heated by a boiler system, has an overhead door and high amp power. The 2nd floor consists of 5 rental suites, is about 3200 sq ft and has 9' ft ceilings and newer vinyl windows. The suite mix is: 2 bachelor suites, 2 - 1 bedroom suites and a large 2 bedroom suite. This property is zoned CB1 which provides for a variety of permitted and discretionary uses situated on 2 lots. This property is located in a prime McCauley location. Close to all amenities and has quick access to Yellowhead Trail. The property is sold "as is where is". The community is seeing a fair amount of redevelopment and this is right on the main roadway from downtown to and past the Stadium. Parking is on the side of the building. Property is Boarded up with no Access at this time.

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

rwallman@remax.net  
<http://www.richardwallman.com>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)