

\$130,000 - 10109 108 Avenue, Edmonton

MLS® #E4437626

\$130,000

0 Bedroom, 0.00 Bathroom,
Business on 0.00 Acres

Central Mcdougall, Edmonton, AB

Turn up the volume on your entrepreneurial dreams with this Rock n Roll Ice Cream franchise, centrally located downtownâ€”right across from Vic Comp High School! This high-traffic location offers prime exposure and a built-in customer base of students and downtown foot traffic. Buyer will assume the lease and step into an already-established, eye-catching rolled ice cream business just in time for the busy summer season. Fully equipped and ready to rock, this is your chance to own a fun, turn-key operation in a thriving area. Donâ€™t miss this sweet opportunity! This is a business only sale. Buyer to take over lease. All fixtures, equipment, furniture, inventory, POS, supplies are included. Staff willing to stay on board.

Built in 2024

Essential Information

| | |
|------------|-----------|
| MLS® # | E4437626 |
| Price | \$130,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Business |
| Status | Active |

Community Information



| | |
|-------------|-------------------|
| Address | 10109 108 Avenue |
| Area | Edmonton |
| Subdivision | Central Mcdougall |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5H 1A8 |

Exterior

| | |
|--------------|----------|
| Exterior | Concrete |
| Construction | Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 21st, 2025 |
| Days on Market | 73 |
| Zoning | Zone 08 |

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Listing information last updated on August 1st, 2025 at 9:32pm MDT