

\$999,999 - 10732 96 Street, Edmonton

MLS® #E4452073

\$999,999

0 Bedroom, 0.00 Bathroom,
Multi-Family Commercial on 0.00 Acres

Mccauley, Edmonton, AB

Rare Investment Opportunity in the Heart of Downtown Edmonton! This fully upgraded and meticulously maintained 21-unit rooming house offers exceptional income potential, with a net annual profit of over \$100K. A true standout in the city, the property features secure fob access, coin-operated laundry, four shared bathrooms (two per floor), and a professionally managed tenant base with long-term occupancy averaging 8 years. The basement includes in-floor heating, dedicated storage, a workshop, and an office area. Ownership includes the land, and with significant renovations already completed, this turnkey building is a low-maintenance, high-reward asset for any savvy investor.

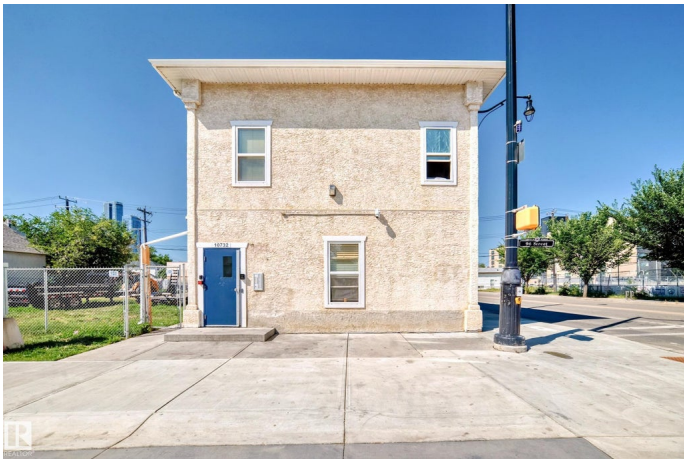
Built in 1926

Essential Information

MLS® #	E4452073
Price	\$999,999
Bathrooms	0.00
Acres	0.00
Year Built	1926
Type	Multi-Family Commercial
Status	Active

Community Information

Address	10732 96 Street
---------	-----------------



Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 2J6

Exterior

Exterior	Wood Frame
Roof	Asphalt Shingles
Construction	Wood Frame

Additional Information

Date Listed	August 8th, 2025
Days on Market	54
Zoning	Zone 13

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 1st, 2025 at 3:17am MDT