

\$880,000 - 10809 95 Street, Edmonton

MLS® #E4461298

\$880,000

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

McCauley, Edmonton, AB

This is a rare investment property in the heart of LITTLE ITALY! 2 storey solid building with full height basement. 2000 sqft on each floor. Secure parking lot with a fence gate at the back of the building. Main floor is vacant now with potential for operate DAY CARE, PIZZA & DONAIR and any kind of RETAIL business. Upper floor provides 4 bachelor suites. Two of them have HUGE BALCONY. Basement has 6 MUSIC STUDIOS with long term tenants. There are rooms to increase the rent. Newer sprinkler system installed for the basement. 3 SEPARATE power meters. Walking distance to all SHOPPING, PARK, SCHOOL, PUBLIC TRANSIT and close to all amenities. Good income and CASH FLOW. Don't miss it !!!

Built in 1970

Essential Information

MLS® #	E4461298
Price	\$880,000
Bathrooms	0.00
Acres	0.00
Year Built	1970
Type	Retail
Status	Active

Community Information

Address	10809 95 Street
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Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 2E2

Exterior

Exterior	Concrete
Construction	Concrete

Additional Information

Date Listed	October 8th, 2025
Days on Market	1
Zoning	Zone 13

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Listing information last updated on October 9th, 2025 at 3:32am MDT