

# \$1,499,999 - 9650 105a Avenue, Edmonton

MLS® #E4422669

**\$1,499,999**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

McCauley, Edmonton, AB

Opportunity knocking! Excellent Investment Opportunity with Strong Tenants in Place! This 10,178+/- SF building located in the McCauley neighbourhood of Edmonton on a .30+/- acre lot. This building is fully tenanted with two industrial bays and a hair Saloon on the second floor. Well-established tenants ensure consistent rental income. New current zoning (DC1 - DC1 - Direct Development Control Provision), in place with great potential for redevelopment opportunities. The building's convenient access to Edmonton's Core- within walking distance of various amenities including the Pacific Centre, 97th Street, Rogers Place, and City Centre Mall.



Built in 1981

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4422669    |
| Price      | \$1,499,999 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1981        |
| Type       | Industrial  |
| Status     | Active      |

## Community Information

Address 9650 105a Avenue

|             |          |
|-------------|----------|
| Area        | Edmonton |
| Subdivision | Mccauley |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5H 0M4  |

### **Exterior**

|              |              |
|--------------|--------------|
| Exterior     | Block, Brick |
| Construction | Block, Brick |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2025 |
| Days on Market | 17                  |
| Zoning         | Zone 13             |

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Listing information last updated on March 13th, 2025 at 10:33am MDT