

# **\$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	66
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 May 1st, 2025 at 5:32am MDT