

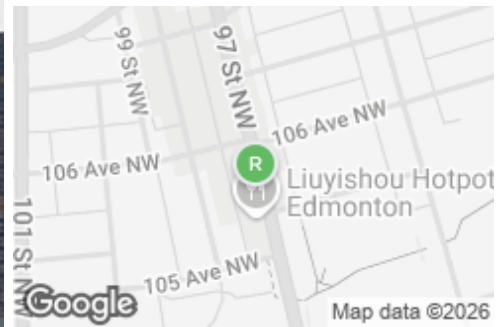
Mixed-Use Free Standing 2 Storey

10538 97 Street NW, Edmonton, AB, T5H 2L2

Retail: Mixed Use For Sale

Prepared on May 07, 2026

1 of 1 Listings



Listing Details | Retail For Sale

Secondary Uses	Office
Total Available Space	Unknown
Asking Price	\$509,900
Listing Price Per SF	-
Cap Rate (Actual)	6.88%
NOI	\$35,070
Total Income	\$50,400
Total Expenses	\$15,330
Investment	Yes
Show Instructions	Call broker
Insurance	\$2,942
Electric	\$3,600

Gross Sched. Rents	\$50,400
Tax Year	2025
Real Estate Taxes	\$8,788 in 2025
Vacant	No
Available Date	Now
Days On Market	106 days
Date Listed	1/21/2026
Last Modified	5/07/2026
Listing ID	44193397
Vacancy Factor	
Parking Spaces	6

Description

Excellent investment opportunity with over 6% cap rate. Solid 2,600 sq.ft. mixed-use 2-storey commercial building ideally located on high-traffic 97 Street, offering prime visibility and steady income. The main floor features a high-exposure retail unit, while the upper level-accessed by a separate entrance-is currently leased as a 2-bedroom residential suite, with potential to convert back to commercial use. Additional features include chain-linked fence secured parking at the rear of the building. A turnkey revenue property perfect for investors seeking solid returns and long-term value.

Property Features

Location Details

Address	10538 97 Street NW, Edmonton, AB, T...	Parcels	0228fee16d1619ab6ef5d06942ba1ab5
Zoning	MU	Name	10538 97 Street

Building Details

Sub Type	Mixed Use	Parking Spaces	6
Building Status	Existing	Parking Ratio	-
Building Size	2,600 SF	Number of Tenants	2
Land Size	0.08 Acres / 3,485 SF	Heated	Yes
Number of Buildings	1	Electricity	Yes, City
Number of Floors	2	Water	Yes, City
Year Built	1976	Sanitary Sewer	Yes, City
Primary Constr. Type	Masonry	Natural Gas	Yes, City
Occupancy Type	Multi-tenant		

Property Listings

1 Listing | --- | \$509,900

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Retail	-	-	\$509,900	Now

Additional Photos



Contact



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