

FOR SALE/LEASE

**FORMER ITALIAN BAKERY
BUILDING & LOTS**

MODERN MIXED-USE PROPERTY

CONSTRUCTED IN 2023

10644 - 97 Street NW
10643/45/51 - 98 Street NW
Edmonton, AB



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PROPERTY HIGHLIGHTS

This newly constructed two-story building offers a prime opportunity for investors and business owners alike. Located in the heart of McCauley, Edmonton, this property features a contemporary steel and block construction, ensuring durability and longevity. With a total building size of 11,269 square feet, it provides a versatile space that combines commercial and residential components. The main floor spans 7,829 square feet, designed for commercial use with excellent visibility and signage on both the east and north façades. The second floor, measuring 3,440 square feet, includes a three-bedroom residential suite and an office area, offering additional flexibility for potential buyers.

BUILDING OPPORTUNITY



PROPERTY DETAILS

- Leasing/Purchase opportunity for a unique operator.
- Both opportunities centrally located
- Adjacent Vacant Lot poised for redevelopment
- Vacant Lot can be utilized for customer parking (Approximately 27 Vehicles)
- Area (1 Km Radius) Retail Vacancy at less than 2%
- Long standing area businesses include: The Brick, Lucky Supermarket, 97 Hot Pot, Hong Kong Bakery, Golden Bird Restaurant, Lee House and many others

VACANT LOT OPPORTUNITY



SALE DETAILS

FOR SALE

Vacant Lot Details:

Total Lot Area: 9,973 SF (3,324 SF each)

Price: Contact Agent

Municipal Address: 10643/45/51 - 98 Street

Legal Description: Plan NA, Block 12, Lot 19-21

Property Taxes: Lot 19/20/21: \$10,268.67

Assessed Value: Lot 19/20/21: \$583,000.00

Zoning: MU - Mixed Use Zone

FOR SALE/LEASE

Building Details:

Building Area: Main Floor: 7,829 SF
Second Floor: 3,440 SF
Total: 11,269 SF

Municipal Address: 10644 - 97 Street NW

Legal Description: Plan NA, Block 12, Lot 10-12

Land Area: 9,812 SF

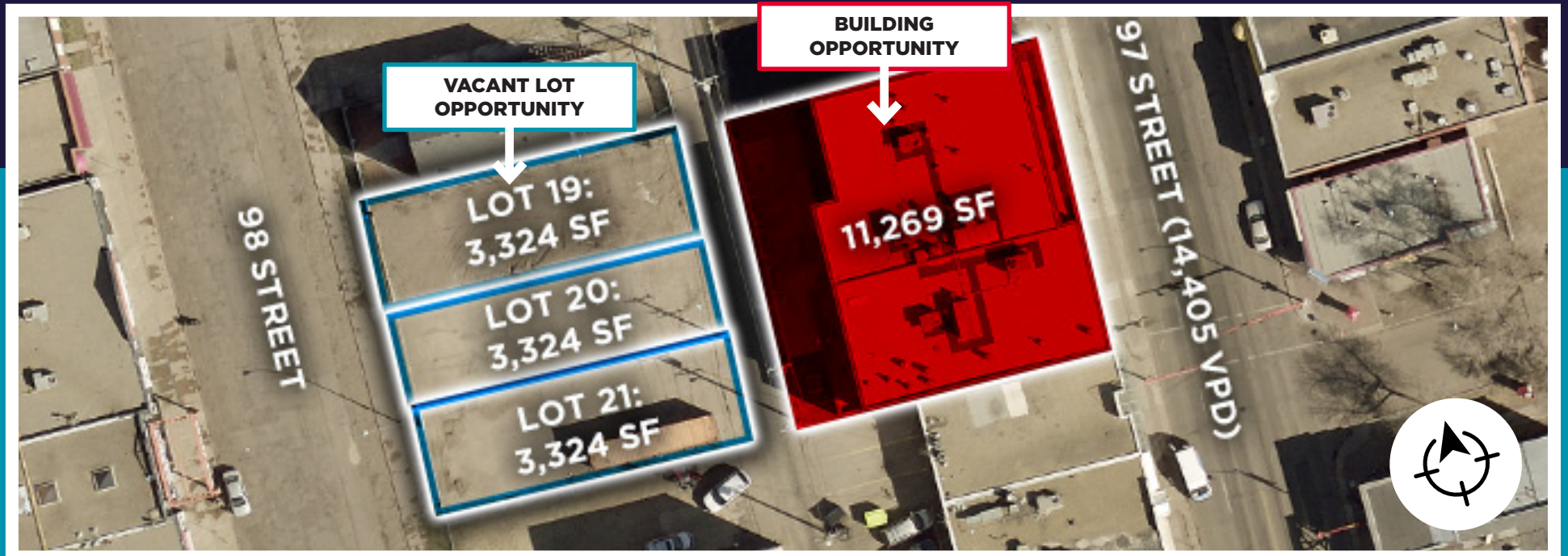
Property Taxes \$81,828.45 (2024)

Assessed Value: \$2,867,000.00 (2024)

Zoning: MU - Mixed Use

Year Constructed: 2023

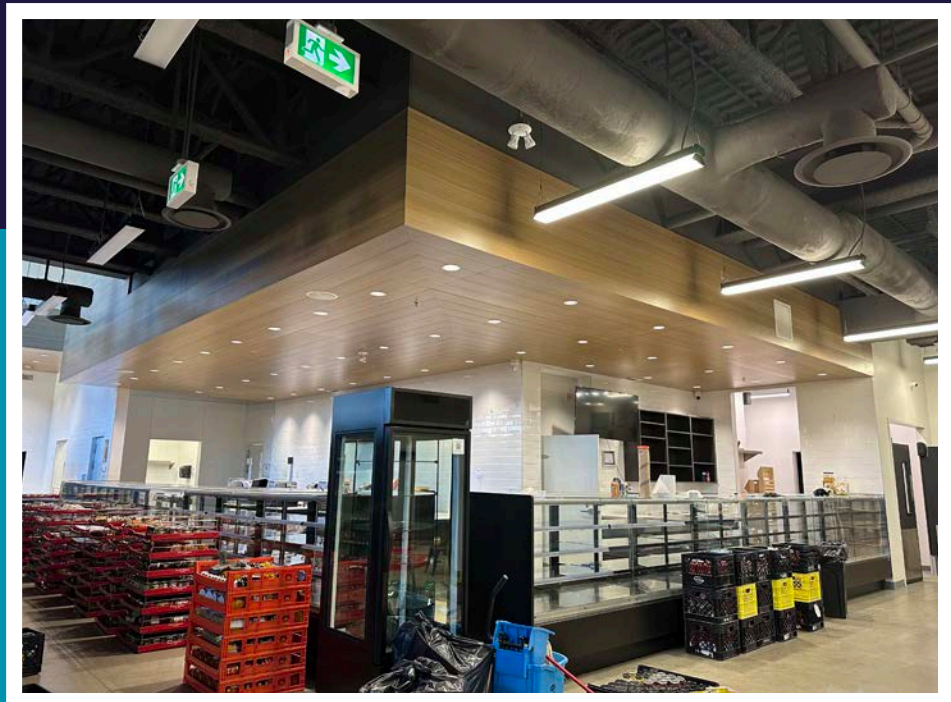
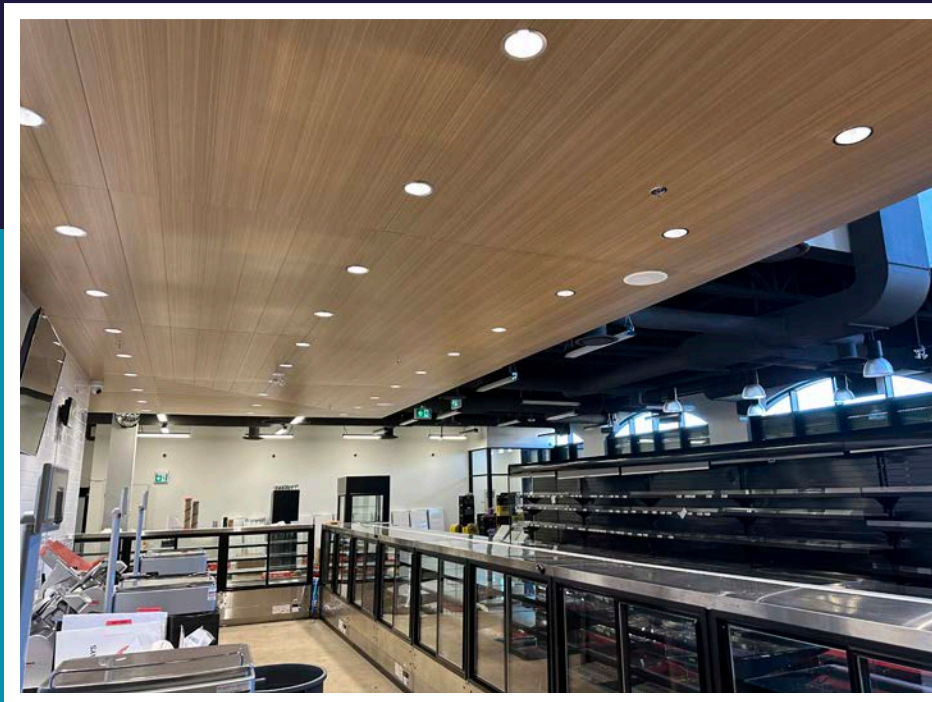
Construction Type: Steel and Concrete



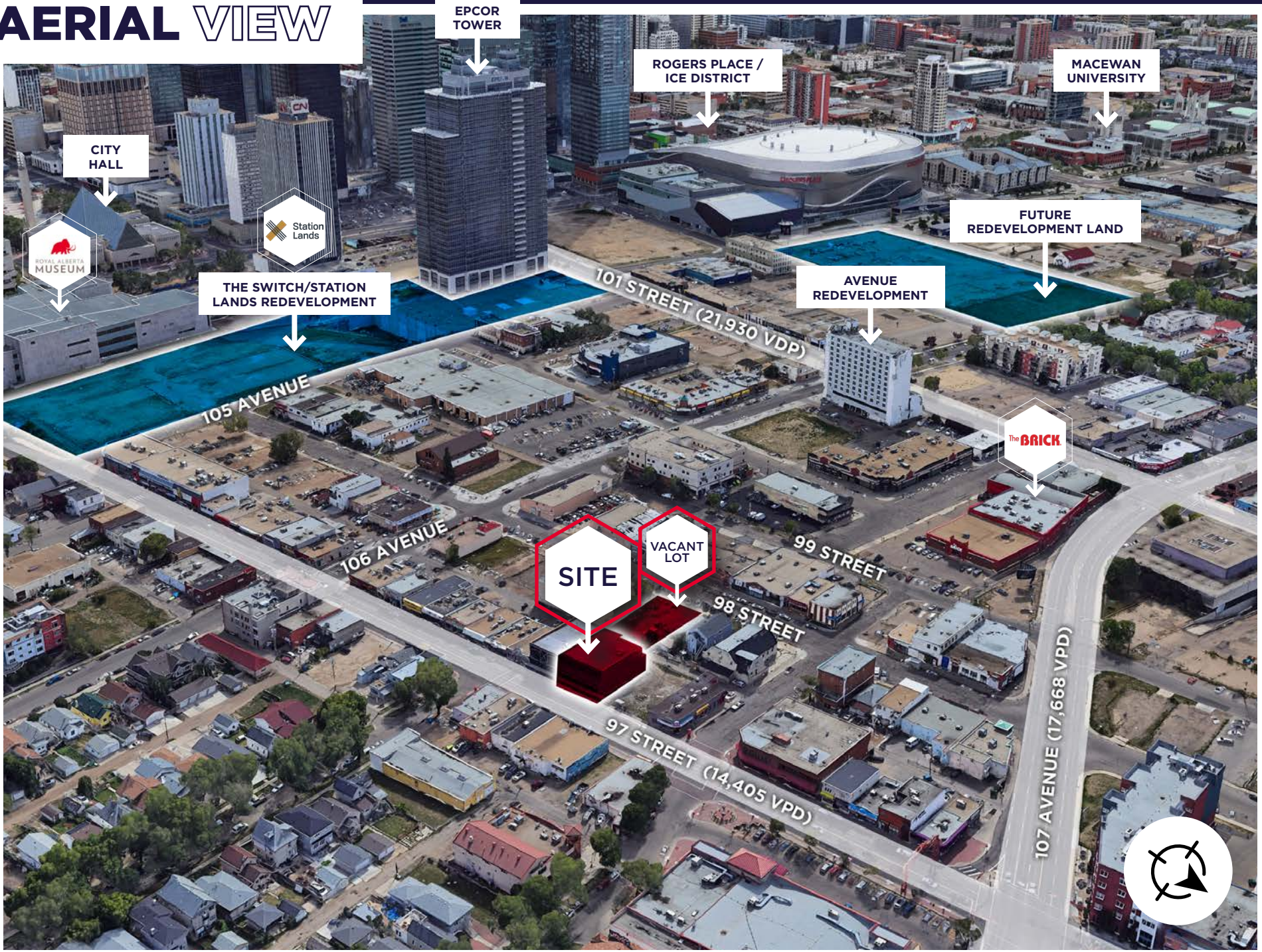
LEASE DETAILS

Main Floor	7,829 SF
Second Floor	3,440 SF
Lease Rate:	Market
Additional Rent:	\$16.51 /SF (2025)
Zoning	MU - Mixed Use Zone
Available:	Immediately
Signage:	Fascia
Utilities:	Metered Separately
Parking:	Rear Vacant Lots

INTERIOR PHOTOS



AERIAL VIEW



DEMOGRAPHICS



POPULATION

1KM	3KM	5KM
12,511	98,302	218,032



AVERAGE INCOME

1KM	3KM	5KM
\$72,423	\$93,689	\$104,104



HOUSEHOLD

1KM	3KM	5KM
6,537	51,926	104,697



VEHICLES PER DAY (2023)

97 Street: 14,405	107A Ave: 17,668
101 Street: 21,930	106 Ave: 5,375

