

Building with Established Restaurant Busine...

Retail: Mixed Use For Sale

10613 97 Street, Edmonton, AB, T5H 2L5

Prepared on June 13, 2026

1 of 1 Listings



Listing Details | Retail For Sale

Secondary Uses	Office
Total Available Space	Unknown
Asking Price	\$599,900
Listing Price Per SF	\$205.09
Cap Rate (Actual)	-
Possession	60 Days
Show Instructions	Call broker
Financing Avail.	Yes

Vacant	No
Available Date	Now
Days On Market	12 days
Date Listed	6/01/2026
Last Modified	6/05/2026
Listing ID	44997565
Owner Occupied	Yes
Parking Spaces	5

Description

Excellent investment and owner-user opportunity! This solid 2-storey mixed-use commercial building is strategically located in the heart of Chinatown with outstanding exposure along busy 97 Street NW. The main floor is currently home to a well-established restaurant featuring a fully equipped commercial kitchen and spacious dining area. The upper level offers two self-contained residential suites, including one 2-bedroom and one 1-bedroom unit, each with separate entrances, providing additional rental income potential.

The full basement offers excellent utility with rough-in for a walk-in cooler/freezer and ample space for storage, office use, or food preparation. A chain-link fenced rear yard provides secure on-site parking and added operational flexibility.

After successfully operating the business for 29 years, the owner is ready to retire, creating a rare opportunity to acquire both a thriving business location and a versatile mixed-use property. Ideal for owner-operators, entrepreneurs looking to expand, or investors seeking multiple income streams in a high-exposure location.

Property Features

Location Details

Address	10613 97 Street, Edmonton, AB, T5H ...
Zoning	MU

Parcels	30ea0da71d404fd95de028b3bd2fd90
Name	10613 97 Street - Building with Busin...

Building Details

Sub Type	Mixed Use
Building Status	Existing
Building Size	2,925 SF
Land Size	0.08 Acres / 3,300 SF
Number of Buildings	1
Number of Floors	2
Year Built	1954
Primary Constr. Type	Concrete
Occupancy Type	Single Tenant

Parking Spaces	5
Parking Ratio	-
Owner Occupied	Yes
Electricity	Yes, City
Water	Yes, City
Sanitary Sewer	Yes, City
Natural Gas	Yes, City
Rail Service	No

Property Listings

1 Listing | --- | \$599,900

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Retail	-	-	\$599,900	Now

Additional Photos





Contact



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