# \$1,250,000 - 11303 95 Street, Edmonton

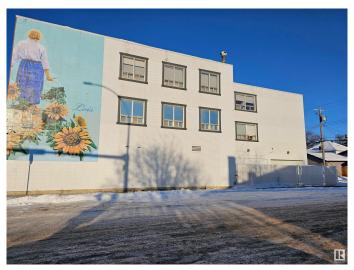
MLS® #E4433930

## \$1,250,000

0 Bedroom, 0.00 Bathroom, Retail on 0.00 Acres

Alberta Avenue, Edmonton, AB

Great investment opportunity! Well maintained three storey commercial building that generates a good income. The main floor is occupied by a cafe and convenience store. The second floor has two separate community organizations. The third floor is under negotiations. Parts of the basement are rented as storage. Do not miss this fantastic investment opportunity.





Built in 1971

## **Essential Information**

| MLS® #     | E4433930    |
|------------|-------------|
| Price      | \$1,250,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1971        |
| Туре       | Retail      |
| Status     | Active      |

## **Community Information**

| Address     | 11303 95 Street |
|-------------|-----------------|
| Area        | Edmonton        |
| Subdivision | Alberta Avenue  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5G 1L2         |

#### Exterior

| Exterior     | Wood Frame |
|--------------|------------|
| Construction | Wood Frame |

#### **Additional Information**

Date ListedMay 1st, 2025Days on Market63ZoningZone 05

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Listing information last updated on July 3rd, 2025 at 9:18am MDT