

# \$750,000 - 6550 170 Avenue, Edmonton

MLS® #E4420994

**\$750,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

McConachie Area, Edmonton, AB

Opportunity to purchase retail investment property totaling 1,612 sq.ft. Fully developed restaurant space including hood fan and walk in cooler. Current tenant is a Caribbean Restaurant on net lease until March 31, 2029. Current net rental income of \$42,718. Potential for owner/user occupancy. Located just off the Anthony Henday in growing neighborhood of McConachie and fronting 66 Street.

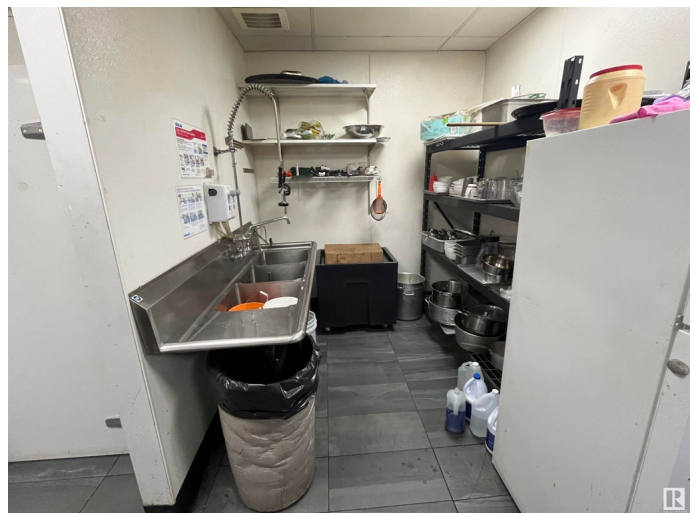
Built in 2018

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4420994  |
| Price      | \$750,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 2018      |
| Type       | Retail    |
| Status     | Active    |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 6550 170 Avenue |
| Area        | Edmonton        |
| Subdivision | McConachie Area |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3X6         |



## Exterior

|              |       |
|--------------|-------|
| Exterior     | Mixed |
| Construction | Mixed |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 10th, 2025 |
| Days on Market | 60                  |
| Zoning         | Zone 03             |

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Listing information last updated on April 11th, 2025 at 3:02pm MDT