

# \$1,499,999 - 9650 105a Avenue, Edmonton

MLS® #E4422669

**\$1,499,999**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

McCauley, Edmonton, AB

Opportunity knocking! Excellent Investment Opportunity with Strong Tenants in Place! This 10,178+/- SF building located in the McCauley neighbourhood of Edmonton on a .30+/- acre lot. This building is fully tenanted with two industrial bays and a hair Saloon on the second floor. Well-established tenants ensure consistent rental income. New current zoning (DC1 - DC1 - Direct Development Control Provision), in place with great potential for redevelopment opportunities. The building's convenient access to Edmonton's Core- within walking distance of various amenities including the Pacific Centre, 97th Street, Rogers Place, and City Centre Mall.



Built in 1981

## Essential Information

MLS® #	E4422669
Price	\$1,499,999
Bathrooms	0.00
Acres	0.00
Year Built	1981
Type	Industrial
Status	Active

## Community Information

Address 9650 105a Avenue

Area	Edmonton
Subdivision	Mccauley
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0M4

### **Exterior**

Exterior	Block, Brick
Construction	Block, Brick

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	52
Zoning	Zone 13

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Listing information last updated on April 16th, 2025 at 10:32pm MDT