

# **\$1,369,000 - 11019,21,23 107 Avenue, Edmonton**

MLS® #E4429236

**\$1,369,000**

0 Bedroom, 0.00 Bathroom,

Retail on 0.00 Acres

Queen Mary Park, Edmonton, AB

Absolutely stunning opportunity to own this commercial and residential mix building, Completely Renovated from top to bottom ! over 4300sf of total space inc basement , updated plumbing & electrical systems ! new water-proof exterior stucco, new flooring, fully leased out , great tenant mix, EXCELLENT return on your investment, MAIN floor has a BRANDED restaurant franchise and a long term community CONVENIENCE store , UPPER floor has 2 residential suites: 1st one has 3 bedrooms, kitchen, full bath , 2nd suite has 2 bedrooms, kitchen and bath , basement has option for laundry, utility area, one hot water tank & furnace, 4 ton roof top unit, and lot of storage area . THIS property sits on a busy street with a lot of street exposure. do not approach owner/tenants directly. THERE IS a plenty of parking for the customers.

Built in 1945

## **Essential Information**

MLS® #	E4429236
Price	\$1,369,000
Bathrooms	0.00
Acres	0.00
Year Built	1945
Type	Retail
Status	Active



**Community Information**

Address	11019,21,23 107 Avenue
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0X6

**Exterior**

Exterior	Wood Frame
Construction	Wood Frame

**Additional Information**

Date Listed	April 4th, 2025
Days on Market	44
Zoning	Zone 08

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Listing information last updated on May 18th, 2025 at 3:47pm MDT