# \$769,900 - 11734 95 Street, Edmonton

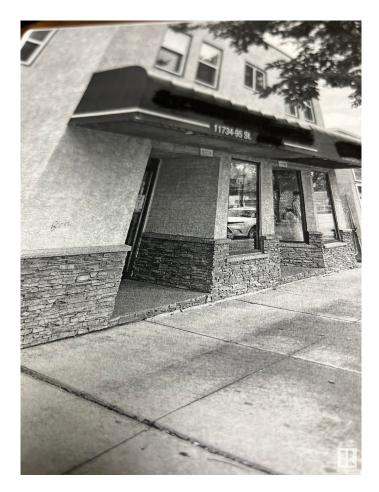
MLS® #E4442362

#### \$769,900

0 Bedroom, 0.00 Bathroom, Multi-Family Commercial on 0.00 Acres

Alberta Avenue, Edmonton, AB

CLEAN AND WELL LOCATED AFTER THIS MULTI-TENANTED MIXED USED COMMERCIAL TWO STORY BUILDING SECOND FLOOR CONSIST OF 3 ONE BEDROOM AND ONE BACHELOR, MAIN TWO RETAIL SPACES ONE RETAIL SPACE IS LEASED UNTIL JUNE FIRST 2026 WITH WITH A OPTION PERIOD SPACE NUMBER 2 USED BY THE OWNER ,BUILDING HAS HAD MANY UPGRADES OVER THE YEARS . CLOSE TO COMMUNITY SHOPS AND SERVICES MINUTES AWAY BY FOOT MIXED COMMERCIAL- RESIDENTIAL PAVED PARKING LOT AND FULLY FENCED, WITH GATE AND PLUGS FOR THE TENANTS LOT ALSO HAS A DRAIN BUILDING FACES 95 ST ACROSS FROM SHOPPING CENTER AND DOWNTOWN AUTO GREAT OPPORTUNITY FOR A FIRST TIME INVESTOR IDEAL FOR A DAYCARE



Built in 1934

## **Essential Information**

MLS® #	E4442362
Price	\$769,900
Bathrooms	0.00
Acres	0.00
Year Built	1934
Туре	Multi-Family Commercial

### Status Active

## **Community Information**

Address	11734 95 Street
Area	Edmonton
Subdivision	Alberta Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 1L9

## Exterior

Exterior	Mixed
Construction	Mixed

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	2
Zoning	Zone 05

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Listing information last updated on June 15th, 2025 at 12:48pm MDT