# \$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
Type Retail
Status Active

## **Community Information**

Address 11303 95 Street

Area Edmonton

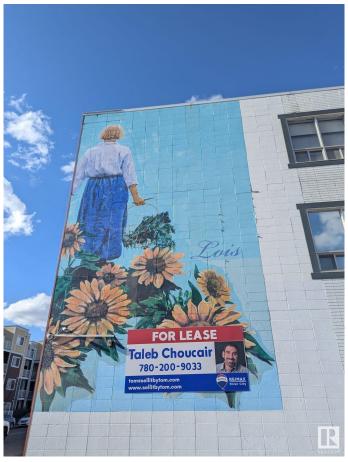
Subdivision Alberta Avenue

City Edmonton
County ALBERTA

Province AB

Postal Code T5G 1L2





### **Exterior**

Exterior Wood Frame
Construction Wood Frame

### **Additional Information**

Date Listed May 1st, 2025

Days on Market 61

Zoning Zone 05

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Listing information last updated on July 1st, 2025 at 12:47pm MDT